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January 6, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVAL OF REDEVELOPMENT PLAN AND AMENDMENT NO. 1
PERTAINING TO THE CITY OF AZUSA'S
MERGED PROJECT AREA (FIRST DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt an Ordinance approving the Azusa Redevelopment Agency's (Agency's) Redevelopment Plan for County unincorporated area in the merged Central Business District and West End Redevelopment Project Areas (Merged Project Area).
2. Approve Amendment No. 1 (Amendment) to Agreement for Reimbursement of Tax Increment Funds (Agreement) of April 17, 1984 (No. 47136) between the County of Los Angeles, the City of Azusa, and the Agency to eliminate the limitation on the receipt of tax increment for the West End Redevelopment Project, and establish a new limitation for the Merged Project Area.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Redevelopment Plan

On January, 9 2001, your Board adopted an ordinance allowing Azusa to include three parcels of contiguous County unincorporated area in the Merged Project Area contingent on your Board's approval of the Agency's Redevelopment Plan (Attachment I). The Ordinance recommended for adoption (Attachment II) would confer that approval.

Honorable Board of Supervisors
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Project Cap

The purpose of approving the Amendment to the April 17, 1984 Agreement is to eliminate the current \$3 million annual cap for the West End Redevelopment Project Area and establish a new tax increment limit for the Merged Project Area. Although the Central Business District and West End Redevelopment Project Areas have been merged as the Merged Project Area with the authorization to utilize tax increment financing as one entity, there is an Agreement with the County limiting the West End Redevelopment Project Area to \$3 million annually. The Amendment No. 1 (Attachment III) would replace the annual cap with an overall project cap of \$ 114,931,075, which according to the Agency will allow them administrative flexibility in issuing bonds for the Merged Project Area.

Implementation of Strategic Plan Goals

The recommendation actions are consistent with the following Strategic Plan Goal:

Goal: Fiscal Responsibility: Strengthen the County's fiscal capacity.

The recommended actions promote coordination of the efforts of the County and the City of Azusa to encourage redevelopment of, and economic growth in, a blighted area that benefits both agencies.

FISCAL IMPACT/FINANCING

Redevelopment Plan

The Agency plans to use tax increment generated from the County unincorporated parcels to finance redevelopment activities. Because the unincorporated parcels exhibit general blighting conditions, it is reasonable to assume that significant development will not occur if the parcels are not included in the redevelopment project. The County and other taxing entities will receive statutory pass-through payments of tax increment, as well as the benefit of higher property taxes generated via redevelopment activity. Therefore, the proposed action should have a positive financial impact on the County in the long run.

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Project Cap

The proposed tax increment limit would have no greater fiscal impact than if the annual cap of the West End Redevelopment Project were to retain its current limit. The proposed overall cap limit for the Merged Project Area of \$114,931,075 is the sum of the following:

- The existing tax increment limit for the Central Business District, which is \$28.9 million;
- The maximum possible amount of time remaining from the West End Redevelopment Project (20 years) multiplied by the \$3 million annual cap (\$60 million); and
- The amount of tax increment received by the Agency to date from the West End Redevelopment Project (\$26,031,075).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Redevelopment Plan

As noted above, on January 9, 2001, your Board approved an ordinance adding Part 10 to Chapter 2.60 of the Los Angeles Code, authorizing the Azusa Redevelopment Agency to establish a Redevelopment Plan that includes certain unincorporated territory contiguous to the City of Azusa. Section 2.60.580(C) of that Ordinance requires your Board's approval of the Redevelopment Plan, as adopted by the Agency and City, in order for redevelopment of the unincorporated parcels to be undertaken. The Agency and City adopted Ordinance 03-06 on October 6, 2003 approving the Redevelopment Plan for the Merged Project Area, which provides for the redevelopment of the three County unincorporated area parcels. According to Agency staff, plans for the County unincorporated parcels range from a commercial retail and office center to a mixed use project consisting of ground-floor commercial retail and upper-story residential.

Project Cap

On April 17, 1984, the County and the Agency entered into an Agreement for Reimbursement of Tax Increment Funds stipulating the following, "the total amount of tax increments allocated and paid to the Agency, from the entire Project Area [West End Redevelopment Project Area], shall not exceed three million dollars (\$3,000,000) per year

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and no portion of the tax increment revenues distributed and paid to the County taxing entities shall be counted toward such total." Moreover, the Agreement prohibits the Agency from amending the Redevelopment Plan in any respect which affects the tax increment generated in the Project Area without prior approval of the Los Angeles County Board of Supervisors.

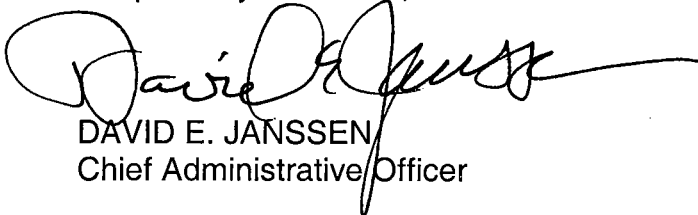
IMPACT ON CURRENT SERVICES

Proposed redevelopment activities for the County unincorporated area will be administered by the Agency while the County will continue to provide normal municipal services. The proposed tax increment limit for the Merged Project Area is an administrative amendment that does have additional fiscal impact on the County.

CONCLUSION

At such time as the recommendation actions are approved by your Board, please return approved copies of the Ordinance and Amendment No. 1 to the Chief Administrative Office, Office of Unincorporated Area Services and Special Projects, and County Counsel.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:LS
MKZ:JR:nl

Attachments

c: County Counsel
Auditor-Controller
Azusa Redevelopment Agency

Attachment I

**AMENDED AND RESTATED
REDEVELOPMENT PLAN
FOR THE
MERGED CENTRAL BUSINESS DISTRICT
AND
WEST END
REDEVELOPMENT PROJECTS**

**Adopted: October 6, 2003
Ordinance Nos. 03-06**

**Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF AZUSA
AZUSA, CALIFORNIA**

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**AMENDED AND RESTATED
REDEVELOPMENT PLAN
FOR THE
MERGED CENTRAL BUSINESS DISTRICT AND
WEST END REDEVELOPMENT PROJECTS**

I. [Section 100] INTRODUCTION

A. [Section 101] General

This is the Amended and Restated Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Merged Central Business District and West End Redevelopment Projects (collectively, the "Merged Project") in the City of Azusa ("City"), County of Los Angeles, State of California. This Plan amends, restates and supersedes in their entirety the redevelopment plans heretofore adopted and amended for the foregoing constituent projects ("Constituent Projects") that comprise the Merged Project. Nothing in this Plan is intended to or shall affect in any manner the base years or base year assessed valuations for the Constituent Projects determined in accordance with Health and Safety Code Section 33670.

This Plan consists of text (Sections 100 through 1000), a Redevelopment Plan Map showing the Merged Project and each of the Constituent Projects (Exhibits "A-1," "A-2," and "A-3"), a Legal Description of the Merged Project Area (Exhibits "B-1," "B-2," and "B-3"), a listing of the Non-Residential Properties Subject to Acquisition by Eminent Domain (Exhibit "C"), and the Proposed Public Improvements and Facilities Projects (Exhibit "D"). This Plan was prepared by the Redevelopment Agency of the City of Azusa ("Agency"), pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 *et seq.*; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and other applicable federal, state and local laws.

The definitions of general terms that are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefor are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, any constituent project, the Merged Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The merged project area ("Merged Project Area") includes all properties within the Merged Project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the Merged Project Area.

A portion of the Merged Project Area is located within unincorporated County of Los Angeles ("County") territory. Pursuant to Section 33213 of the Health and Safety Code, by Ordinance No. 2001-0006, adopted January 16, 2001, the Board of Supervisors of Los Angeles County authorized the City to prepare and approve this redevelopment plan, and to include, for redevelopment purposes, unincorporated "County" property.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the continued redevelopment, rehabilitation, and revitalization of the Merged Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within either constituent project or the Merged Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will

be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

B. [Section 102] Goals and Objectives

The goals and objectives of the Agency's redevelopment program for the Central Business District Project Area (including the areas added to the Project by the first, second, third and fifth amendments) and the West End Project Area are set forth in the implementation plan adopted in December 1994. The goals and objectives of the Agency's redevelopment program for the areas added to the Central Business District Project Area by the eighth amendment to the Project's redevelopment plan, are set forth in the Preliminary Plan for the areas adopted by the Planning Commission on August 15, 2001. The principal goal and objective of the Merged Project shall be to eliminate all remaining blight and complete all Agency-assisted redevelopment activities as quickly as possible consistent with the needs of the Constituent Projects and the availability of financial resources to fund them.

Redevelopment of the Merged Project Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5) other means as deemed appropriate.

C. [Section 103] Merged Project

The Constituent Projects are merged so that taxes attributable to each constituent project area which are allocated to the Agency pursuant to Section 33670(b) of the Community Redevelopment Law are to be allocated to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Merged Project, except that any such taxes attributable to any constituent project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreement pledging such taxes from the constituent project area, which resolution or other agreement was adopted or approved by the Agency prior to the merging of the Constituent Projects. Except as otherwise noted above, tax increment revenue attributed to each constituent project may be used for any lawful purpose in either of the Constituent Projects.

II. [Section 200] MERGED PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundaries of the Merged Project Area and the constituent project areas are shown on the Redevelopment Plan Map attached as Exhibits "A-1," "A-2," and "A-3." The boundaries of the Merged Project Area are described in the Legal Description of the Merged Project Area attached as Exhibits "B-1," "B-2" and "B-3."

The Exhibit "A-1" map includes the original area of the Central Business District Redevelopment Project, as adopted in 1978, as well as the areas added by Amendment Nos. 1, 2, 3, and 5.

The Exhibit "A-2" map includes the areas added to the Central Business District Redevelopment Project by the eighth amendment to the project's redevelopment plan, adopted in 2003 ("Central Business District Eighth Amendment Area").

The Exhibit "A-3" map includes the original area of the West End Project as adopted in 1983.

The Exhibit "B-1" legal description describes the original area of the Central Business District Redevelopment Project, as adopted in 1978, as well as the area added by Amendment Nos. 1, 2, 3, and 5.

The Exhibit "B-2" legal description describes the Eighth Amendment Areas added to the Central Business District Project by the amendment adopted in 2003.

The Exhibit "B-3" legal description describes the area of the West End Redevelopment Project, as adopted in 1983.

III. [Section 300] REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Agency has and will continue to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Merged Project Area and the community, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Merged Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Merged Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Merged Project Area and/or the City or the County; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [Section 302] Owner Participation and Business Reentry Preferences

1. [Section 303] Owner Participation

Owners of real property within the Merged Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in their constituent project within the Merged Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Agency.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such

owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall be limited to the potential participant's constituent project and shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of public rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of potential participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the constituent project area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the constituent project area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable rules, regulations, and ordinances of the City of Azusa and County of Los Angeles; (11) any Design Guide adopted by the Agency pursuant to Section 420 hereof; and (12) the feasibility of the potential participant's proposal.

2. [Section 304] Business Reentry Preferences

Business occupants engaged in business in the Merged Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Redevelopment Plan and business reentry preferences implementation rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from any constituent project within the Merged Project Area, the Agency will, prior to such displacement, determine: 1) whether such business occupant desires to relocate directly to another location within the business occupant's constituent project, or 2) if suitable relocation accommodations within the constituent project are not available prior to displacement, whether such business occupant would desire to reenter in business within the constituent project at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another location within the constituent project the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within their constituent project, but who have stated that they desire to reenter into business within their constituent project whenever suitable locations and rents are available, will be maintained by the Agency. The Agency will make reasonable efforts to assist such business occupants to find reentry accommodations at locations and rents suitable to their needs.

Unless otherwise determined by the Agency, reentry preferences shall be limited to the displaced business occupant's constituent project and shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the constituent project; (2) the extent to which suitable relocation or reentry accommodations are available to displaced business occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the requirements of this Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Redevelopment Plan.

3. [Section 305] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 421 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as is necessary to make the provisions of this Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop, or use and maintain, their real property pursuant to this Plan and such participation agreement, the real

property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Merged Project Area.

4. [Section 306] Implementing Rules

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

C. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

Except as specifically limited herein, the Agency may acquire, but is not required to acquire, any real or personal property, any interest in property, and any improvements thereon, located in the Merged Project Area by gift, grant, bequest devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire non-residential real property in the Merged Project Area, as identified in Exhibit "C," Non-Residential Properties Subject to Acquisition by Eminent Domain. No eminent domain proceeding to acquire property within the Merged Project Area shall be commenced after twelve (12) years following the effective date of the ordinances that adopted this Amended and Restated Redevelopment Plan.

The Redevelopment Agency will not subject residences within the Merged Project Area, regardless of zoning, both owner-occupied and rental, to condemnation unless requested in writing by the property owner. Furthermore, prior to the fourth (4th) anniversary of the effective date of the ordinances that adopted this Amended and Restated Redevelopment Plan, the Agency may not acquire by condemnation any property located within that portion of the Project Area identified as "Area 10" in the Project Area's legal description unless such condemnation is requested in writing by the property owner.

The Agency shall not acquire interests in oil, gas, or other mineral or hydrocarbon substances of any kind or character within the Central Business District constituent project area, except to preclude the right to explore for, produce or extract such substances through any opening or penetration for any purpose connected therewith within 500 feet from the surface of any property in the Central Business District constituent project area.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

2. [Section 309] Acquisition of Personal Property

Generally, personal property shall not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Merged Project Area by any lawful means, including eminent domain.

D. [Section 310] Property Management

During such time as property, if any, in the Merged Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition

1. [Section 312] Relocation Housing Requirements

No persons or families of low and moderate income residing in the Merged Project Area shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. [Section 313] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Merged Project Area in finding other locations and facilities. In order to carry out the Merged Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Merged Project Area for displaced persons.

3. [Section 314] Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Agency from property in the Merged Project Area. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. [Section 315] Payments to Taxing Agencies In Lieu of Taxes

The Agency may in any year during which it owns property in the Merged Project Area pay directly to the City, County, or other district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the Agency-owned property had it not been exempt, an amount of money in lieu of taxes.

G. [Section 316] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [Section 317] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Merged Project Area as necessary to carry out the purposes of this Plan.

2. [Section 318] Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Merged Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; (10) flood control improvements and facilities; (11) fire stations, school facilities, and community centers; and (12) other public facilities serving the needs of Merged Project Area occupants. Anticipated public improvements, facilities and utilities that may be installed or constructed, or caused to be installed or constructed, by the Agency include, but are not limited to, those set forth in attached Exhibit "D," Proposed Public Improvements and Facilities Projects for the Merged Project Area.

3. [Section 319] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Merged Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property in the Merged Project Area in accordance with the requirements of Health and Safety Code Section 33459 *et seq.*

H. [Section 320] Property Disposition and Development

1. [Section 321] Real Property Disposition and Development

a. [Section 322] General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council by resolution after public hearing in conformance with Section 33433 of the Health and Safety Code.

All real property acquired by the Agency in the Merged Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if determined to be at the highest and best use consistent with this Plan. Real property may also be conveyed by the Agency to the City and, where beneficial to any constituent project or the Merged Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Merged Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Merged Project Area is proceeding in accordance with development documents and time schedules.

b. [Section 323] Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Merged Project Area is hereby subject to the restriction that there shall be no illegal discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Merged Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Merged Project Area shall contain such non-discrimination and non-segregation clauses as are required by law, including without limitation, the requirements of Sections 33435 and 33436 of the Health and Safety Code.

c. [Section 324] Development by the Agency or Other Public Bodies or Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Merged Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to either constituent project or the Merged Project or the immediate neighborhood in which the constituent project or Merged Project is located, regardless of whether such improvement is within the constituent project or Merged Project Area; (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the either the constituent project or Merged Project Area or provide housing for low or moderate income persons and is consistent with the implementation plan adopted pursuant to Section 33352 or 33490 of the Health and Safety Code. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 318 of this Plan,

including, without limitation, those set forth in Exhibit "D," Proposed Public Improvements and Facilities Projects for the Merged Project Area.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to advance funds to, or reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment of the Merged Project Area, which indebtedness may be made payable out of taxes levied in the Merged Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Health and Safety Code.

d. [Section 325] Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City and County codes as they are or as they may be amended from time to time. All development in the Merged Project Area must conform to City or County, as applicable, and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 420 hereof.

2. [Section 326] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that is acquired by the Agency.

I. [Section 327] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Merged Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Merged Project Area. Any public body that owns or leases property in the Merged Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Merged Project Area by a public body shall be subject to Agency approval.

The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Merged Project Area), which land, buildings, facilities, structures, or other improvements are of benefit to the Merged Project.

J. [Section 328] Rehabilitation, Conservation and Moving of Structures

1. [Section 329] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Merged Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Merged Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Merged Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Merged Project Area.

The extent of retention, conservation and rehabilitation in the Merged Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency, the City and the County.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in a constituent project area or the Merged Project Area.

Within the Merged Project Area and as part of an agreement that provides for the development and rehabilitation of property that will be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. The Agency may also establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Merged Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purposes of this Plan.

2. [Section 330] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building that can be rehabilitated to a location within or outside the Merged Project Area.

K. [Section 331] Low or Moderate Income Housing

1. [Section 332] Authority Generally

The Agency may, inside or outside the Merged Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by

the Agency to the housing authority that operates within the jurisdiction of the Agency or the County and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 335 hereinbelow.

2. [Section 333] Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Health and Safety Code, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Health and Safety Code. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

3. [Section 334] Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Health and Safety Code; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

4. [Section 335] Increase, Improve and Preserve the Supply

Subject to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, not less than 20 percent of all taxes which are allocated to the Agency, pursuant to Section 33670 of the Health and Safety Code, shall be deposited by the Agency into the Low and Moderate Income Housing Fund established for the Merged Project pursuant to Section 33487 of the Health and Safety Code, which fund shall include any moneys previously deposited into or deficits previously incurred by the Low and Moderate Income Housing Funds for the Constituent Projects. The Agency shall use the moneys in such fund to assist in the construction or rehabilitation of housing units which will be available to, or occupied by, persons and families of low or moderate income, and very low income households, as defined in Health and Safety Code Sections 50093 and 50105, respectively, for the period specified in Section 33487(a) of the Health and Safety Code, as amplified by Health and Safety Code Section 33334.14(b). Such funds may additionally be used in the manner specified in Health and Safety Code Section 33334.14(b). For the purposes of this subsection, "construction and rehabilitation" shall include acquisition of land; improvements to land; the acquisition, rehabilitation or construction of structures; or

the provision of subsidies necessary to provide housing for persons and families of low or moderate income, and very low income households.

The Agency may use the set aside funds inside or outside the Merged Project Area. However, the Agency may only use these funds outside the Merged Project Area upon a resolution of the Agency and the City Council that such use will be of benefit to the Merged Project. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the Merged Project Area.

The expenditures or obligations incurred by the Agency pursuant to this subsection shall constitute an indebtedness of the Merged Project.

If moneys deposited in the Merged Project Low and Moderate Income Housing Fund pursuant to this subsection have not been committed for the purposes specified above for a period of six years following deposit in that fund, the Agency shall offer such moneys to the housing authority which operates within the jurisdiction of the Agency for the purpose of constructing or rehabilitating housing as provided above. However, if no housing authority operates within the jurisdiction of the Agency, the Agency may retain such moneys for use pursuant to this subsection.

If the Agency deposits less than 20 percent of taxes allocated pursuant to Section 33670 of the Health and Safety Code, due to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, in any fiscal year, a deficit shall be created in the Merged Project Low and Moderate Income Housing Fund in an amount equal to the difference between 20 percent of the taxes allocated pursuant to Section 33670 of the Health and Safety Code and the amount deposited in such year. The deficit, if any, created pursuant to this section constitutes an indebtedness of the Merged Project. The Agency shall eliminate the deficit by expending taxes allocated in years subsequent to creation of the deficit and until such time as such deficit has been eliminated, the Agency shall not incur new obligations for purposes other than those set forth in Section 33487 of the Health and Safety Code except to comply with the terms of any resolution or other agreement pledging taxes allocated pursuant to Section 33670 of the Health and Safety Code which existed on the effective date of the ordinances approving and adopting this Amended and Restated Redevelopment Plan.

**5. [Section 336] New or Rehabilitated Dwelling Units
Developed Within Merged Project Area**

At least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

At least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within each constituent project in the Merged Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The Agency may satisfy the provisions of the above paragraphs, in whole or in part, by any of the methods described in Health and Safety Code Section 33413(b) or any other method permitted by law.

The percentage requirements set forth in this Section 336 shall apply independently of the requirements of Section 333 and in the aggregate to housing made available pursuant to this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units, unless the Agency determines otherwise.

By regulation or policy guideline adopted by the Agency from time to time, the Agency shall ensure compliance with the provisions of Health and Safety Code Section 33413 requiring that specified percentages of

all new or rehabilitated dwelling units developed in each constituent project within the Merged Project Area be available at affordable housing cost to low and moderate income households (including very low income households). Such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable under this Plan with respect to parcels developed with new or rehabilitated structures in the Merged Project Area regardless of whether such parcels are developed with Agency assistance or participation.

If all or any portion of a constituent project within the Merged Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the constituent project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

6. [Section 337] Duration of Dwelling Unit Availability and Agency Monitoring

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Sections 333 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the periods set forth in Section 800 for the durations of this Plan's land use controls applicable to the Constituent Projects, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law.

Pursuant to Section 33418 of the Health and Safety Code, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the Health and Safety Code. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

L. [Section 338] Implementation Plans

In accord with the provisions of Section 33490 of the Health and Safety Code, in December 1994, the Agency adopted an implementation plan for each of the Constituent Projects and one other project area in the City of Azusa (Ranch Center). Commencing with the fifth year after the first implementation plan was adopted, and each five years thereafter, the Agency shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Agency for the Constituent Projects and the overall Merged Project, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Merged Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Health and Safety Code. The implementation plan adopted by the Agency in December 1994, constitutes the first implementation plan for the Constituent Projects, the Merged Project and the Ranch Center Project. On February 7, 2000, the Agency adopted the second implementation plan for these redevelopment projects. The parts of future implementation plans that address Sections 33334.2, 33334.4, 33334.6 and 33413 of the Health and Safety Code shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Agency may amend any implementation plan after conducting a public hearing on the proposed amendment.

At least once within the five-year term of each implementation plan adopted by the Agency, no earlier than two years and no later than three years after adoption of each plan, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing its redevelopment plans and the implementation plan and evaluating the progress of its projects.

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map and Major Merged Project Area Land Uses

The Redevelopment Plan Map attached hereto illustrates the location of each constituent project area and Merged Project Area boundaries, identifies the major streets within each constituent project area and the Merged Project Area, and designates the major land uses authorized within each constituent project within the Merged Project Area by the current City and County General Plans ("General Plans"). The City and County will from time to time update and revise their respective General Plans. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within each constituent project within the Merged Project Area shall be as provided within the City and County General Plans, as they currently exist or as they may from time to time be amended, and as implemented and applied by ordinances, resolutions and other laws and in particular that such major and other land uses shall be as specified in any specific plan governing development occurring on the campus of Azusa Pacific University. The major land uses authorized within each constituent project within the Merged Project Area by the General Plans are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [Section 402] Major Land Uses

Major land uses permitted within each constituent project within the Merged Project Area are shown on Redevelopment Plan Map Exhibits "A-1," "A-2," and "A-3" attached to this Plan. Such uses shall include:

<u>Central Business District Redevelopment Project</u> (Map "A-1")	<u>West End Redevelopment Project</u> (Map "A-3")
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Low Density Residential
Medium Density Residential
High Density Residential
Rural Density Residential
Community Commercial
General Commercial
Central Business District
Conservation

Light Industrial
Heavy Industrial
Specific Plan
Community Facilities
Conservation

<u>Central Business District Redevelopment Project</u> <u>Eighth Amendment Area</u> (Map "A-2")
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Low Density Residential
Medium Density Residential
High Density Residential
Community Commercial
General Commercial
Central Business District
Commercial

The areas shown on the Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plans and ordinances, resolutions and other laws.

C. [Section 403] Other Land Uses

1. [Section 404] Public Rights of Way

Major public streets within the Merged Project Area are as shown on Redevelopment Plan Map, Exhibits "A-1," "A-2," and "A-3" attached to this Plan. Major public streets include:

Central Business District Redevelopment Project
(Map "A-1")

Alameda Avenue
Azusa Avenue
Eleventh Street
Foothill Boulevard
Fifth Street
First Street
Gladstone Street
Ninth Street
Rockvale Avenue
San Gabriel Avenue
San Gabriel Canyon Road
Soldano Avenue
Tenth Street
Vernon Avenue

West End Redevelopment Project (Map "A-3")

Fifth Street
Fish Canyon Road
First Street
Foothill Boulevard
Irwindale Avenue
Third Street
Todd Avenue

Central Business District Redevelopment Project
Eighth Amendment Area (Map "A-2")

Alosta Avenue
Arrow Highway
Azusa Avenue
Citrus Avenue
Eighth Street
Fifth Street
Foothill Boulevard
Lime Street
Ninth Street
Pasadena Avenue
San Gabriel Avenue
Sixth Street

Additional public streets, alleys and easements may be created in the Merged Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Merged Project development may entail vacation and/or realignment of certain streets, alleys, and other rights-of-way.

Any changes in the existing street layout shall be in accord with the General Plans, the objectives of this Plan, and the City's and County's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners under the participation and preferences rules adopted by the Agency for the appropriate constituent project or the Merged Project, and any participation agreements executed thereunder;

2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the Merged Project Area and new or existing developments, but to also serve areas outside the Merged Project Area by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained, amended or created.

2. [Section 405] Other Public, Semi-Public, Institutional, and Non-Profit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Merged Project Area.

D. [Section 406] Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within either constituent project area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the constituent project area.

E. [Section 407] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Merged Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City and County codes.

F. [Section 408] Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the constituent project area in which it is located, and abatement of such uses is not required by applicable City or County codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the constituent project area.

The Agency may authorize additions, alterations, repairs or other improvements in a constituent project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the constituent project area where, in the determination of the Agency, such improvements would be

compatible with surrounding and constituent project area uses and development and are permitted under applicable City or County codes.

G. [Section 409] General Controls and Limitations

All real property in the Merged Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the effective date of the ordinance adopting this Plan, except in conformance with the provisions of this Plan.

1. [Section 410] Construction

All construction in the Merged Project Area shall comply with all applicable federal, state and local laws which are in effect at the time of the construction is undertaken, and as may be amended from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Merged Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities within a constituent project area or the Merged Project Area, including property rehabilitation standards adopted pursuant to Section 329 hereof, and one or more Design Guides adopted pursuant to Section 420 hereof.

2. [Section 411] Limitation on the Number of Buildings

The approximate number of buildings in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the applicable City General Plan or County General Plan, as implemented and applied by local codes and ordinances.

3. [Section 412] Number of Dwelling Units

The number of dwelling units in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the applicable City General Plan or County General Plan, as implemented and applied by local codes and ordinances.

4. [Section 413] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes and ordinances.

5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Merged Project Area is the total of all area that will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure that landscaping be developed to ensure optimum use of living plant material in the Merged Project Area.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. [Section 415] Signs

All signs shall conform to City or County requirements as applicable. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City or County for review and approval pursuant to the procedures permitted by this Plan.

7. [Section 416] Utilities

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. [Section 417] Incompatible Uses

No use or structure that in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the Merged Project Area.

9. [Section 418] Subdivision of Parcels

No parcels in the Merged Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City or County body, as applicable and, if necessary for purposes of this Plan, the Agency.

10. [Section 419] Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any such variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City or County codes and ordinances.

H. [Section 420] Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within any constituent project in the Merged Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 421 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic

and architectural quality of the affected constituent project area. The Agency shall not approve any plans that do not comply with this Plan.

I. [Section 421] Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Merged Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner consistent with all applicable City or County requirements. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City or County, as applicable, and the Agency at the time of application.

V. [Section 500] METHOD OF FINANCING THE MERGED PROJECT

A. [Section 501] General Description of the Proposed Financing Method

The Agency is authorized to finance the Merged Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; use or transient occupancy taxes; participation in development; or with financial assistance from the City, County, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the Merged Project. As available, gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Merged Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Merged Project activities.

B. [Section 502] Tax Increment Funds

All taxes levied upon taxable property within the Constituent Projects within the Merged Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Azusa, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective dates of the ordinances approving the redevelopment plans for the Constituent Projects and any amendments adding territory thereto, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property within a constituent project area in the Merged Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of the applicable constituent project area's adoption ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of a constituent project within the Merged Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in that constituent project area on said effective date); and
2. Except as provided in subdivisions 3 and 4 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Merged Project. Unless and until the total assessed valuation of the taxable property within a constituent project area in the Merged Project Area exceeds the total assessed value of the taxable property in that constituent project area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in that constituent project area

shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in that constituent project area shall be paid to the respective taxing agencies as taxes on all other property are paid.

3. Any taxes allocated to the Agency from a constituent project area within the Merged Project Area shall be first used to comply with the terms of any bond resolution or other agreement pledging such taxes from that constituent project area if such indebtedness had been incurred by the Agency on account of such constituent project area prior to the constituent project's merger into the Merged Project.
4. That portion of the taxes in excess of the amount identified in subdivision 1 hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision 4 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

The portion of taxes mentioned in subdivision 2 above as being allocated and paid to the Agency is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Merged Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Merged Project, subject to the limitations on allocation of taxes, debt creation, and bonded indebtedness contained in the Health and Safety Code and other applicable laws.

Except by amendment of this Plan, the portion of taxes divided and allocated to the Agency from the Constituent Projects pursuant to subdivision 2 above (exclusive of the Central Business District Eighth Areas, which shall have no limit) shall not exceed a cumulative total of \$114,931,075 and no portion of tax increment revenues distributed and paid to taxing entities, including those governed by the Los Angeles County Board of Supervisors, shall be counted toward such total. This limit shall not apply to, include or prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Health and Safety Code, or any amounts required to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

C. [Section 503] Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Merged Project.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of Merged Project Area bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$68 million in principal amount, except by amendment of this Plan. This limit, however, shall not prevent the Agency from issuing additional bonds in order to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

D. [Section 504] Time Limits on Establishment of Indebtedness

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Merged Project beyond the following dates for the areas indicated:

1. For loans, advances or indebtedness to be repaid from any tax increment revenues received from the original Central Business District Redevelopment Project Area and areas added by the first through fourth amendments to the project's redevelopment plan: January 1, 2004, and from the area added by fifth amendment: December 17, 2004; and
2. For loans, advances or indebtedness to be repaid from any tax revenues received from the areas added to the Central Business District Redevelopment Project by the eighth amendment to the project's redevelopment plan: 20 years from the effective date of the ordinance approving and adopting the eighth amendment; and
3. For loans, advances, or indebtedness to be repaid from any tax increment revenues received from the West End Redevelopment Project Area: November 28, 2003.

Loans, advances, or indebtedness may be repaid over a period of time beyond said time limits. These limits, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Health and Safety Code and Section 335 of this Plan, or establishing more debt in order to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code and Sections 333 or 336 of this Plan. These limits shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limits contained in Section 506.

E. [Section 505] Statutory Payments to Affected Taxing Entities

To the extent applicable, and in the amounts and manner provided therein, the Agency shall annually pay to Merged Project Area affected taxing entities the payments required by Sections 33607.5 and 33607.7 of the Health and Safety Code.

F. [Section 506] Time Limits on Receipt of Tax Increment

The Agency may not receive and shall not repay indebtedness with the proceeds from property taxes received pursuant to Section 33670 of the Health and Safety Code and Section 502 of this Plan beyond the following dates for the areas indicated, except to repay debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law and Section 335 of this Plan, or debt established in order to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code and Sections 333 and 336 of this Plan:

1. For indebtedness to be repaid from any tax increment revenues received from the original Central Business District Redevelopment Project Area: September 18, 2028; and
2. For indebtedness to be repaid from any tax increment revenues received from the areas added by the first amendment to the project's redevelopment plan: July 2, 2029; and
3. For indebtedness to be repaid from any tax increment revenues received from the areas added by the second amendment to the project's redevelopment plan: July 20, 2031; and
4. For indebtedness to be repaid from any tax increment revenues received from the areas added by the third amendment to the project's redevelopment plan: November 28, 2033; and
5. For indebtedness to be repaid from any tax increment revenues received from the area added by the fifth amendment to the project's redevelopment plan: December 17, 2034; and

6. For indebtedness to be repaid from any tax increment revenues received from the areas added by the eighth amendment to the project's redevelopment plan: 10 years following the expiration of the duration of this Plan's effectiveness applicable to this said areas, as provided in Section 800 to this Plan; and
7. For indebtedness to be repaid from any tax increment revenues received from the West End Redevelopment Project Area: November 28, 2033.

VI. [Section 600] ACTIONS BY THE CITY AND COUNTY

The City and County shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City and County may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Merged Project Area. Such action by the City or County shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Merged Project Area.
3. Revision of the Zoning Ordinances or adoption of specific plans as appropriate within the Merged Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Merged Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Plan by the City or County after development.
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Merged Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.
10. The undertaking and completing of any other proceedings necessary to carry out the Merged Project.

The foregoing actions to be taken by the City and County may involve financial outlays by the City and County, but do not constitute a commitment to make such outlays.

VII. [Section 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in a constituent project within the Merged Project Area may be enforced by such owners.

VIII. [Section 800] DURATIONS OF THIS PLAN'S EFFECTIVENESS

Except for the non-discrimination and non-segregation provisions imposed by the Agency which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue in effect for a period as may be determined and specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for the time periods indicated below; provided, however, that, subject to the limitations and exceptions thereto set forth in Sections 504 and 506 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination dates below, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the dates of retirement of such bonds or other obligations. The provisions of this Plan shall be effective:

1. For the original Central Business District Redevelopment Project Area: September 18, 2018, and
2. For the area added by the first amendment to the project's redevelopment plan: July 2, 2019; and
3. For the area added by the second amendment to the project's redevelopment plan: July 20, 2021; and
4. For the area added by the third amendment to the project's redevelopment plan: November 28, 2023; and
5. For the area added by the fifth amendment to the project's redevelopment plan: December 17, 2024; and
6. For the areas added by the eighth amendment to the project's redevelopment plan: until 30 years following the effective date of ordinance approving and adopting the eighth amendment; and
7. For the West End Redevelopment Project Area: November 28, 2023.

IX. [Section 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Health and Safety Code, or by any other procedure hereafter established by law.

X. [Section 1000] SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of any constituent project area within the Merged Project Area shall be determined to have been invalidly or incorrectly included in the constituent project area that is the subject of this Plan, such portion of the constituent project area shall be deemed severable from the remainder of the constituent project area which shall remain fully subject to the provisions of this Plan.

EXHIBITS "A-1," "A-2," and "A-3"

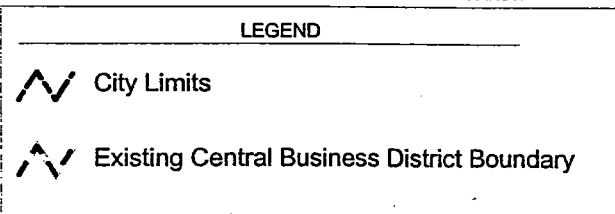
REDEVELOPMENT PLAN MAP

- | | |
|----------------------|--|
| Exhibit "A-1" | Central Business District Redevelopment Project Area (Including Areas Nos. 4 through 19 Added by Amendment Nos. 1, 2, 3, and 5), Boundaries and Land Uses |
| Exhibit "A-2" | Central Business District Redevelopment Project Eighth Amendment Areas (Eighth Amendment Area Nos.1 through 15) Boundaries and Land Uses |
| Exhibit "A-3" | West End Project Area Boundary and Land Uses |

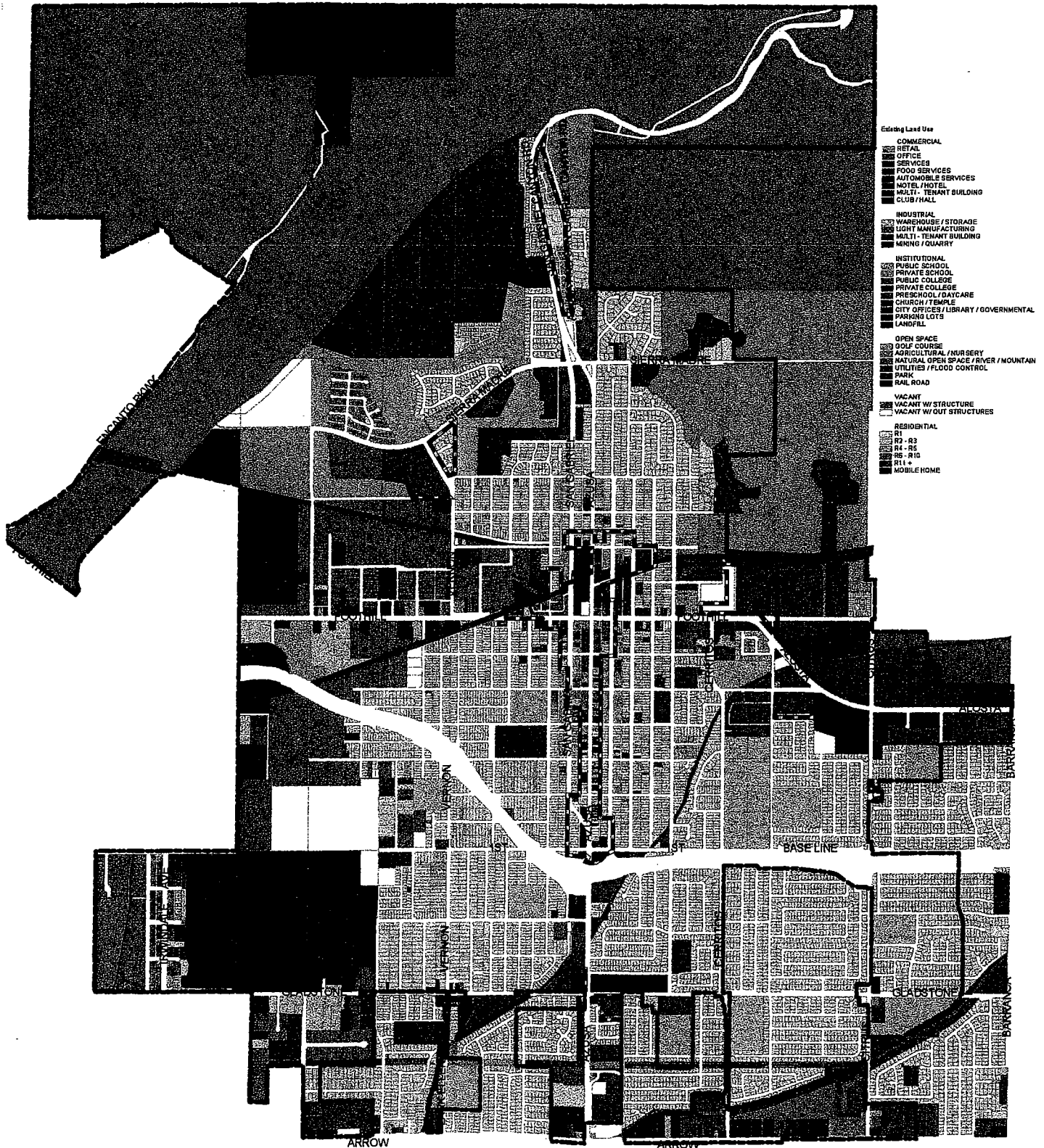
Exhibit "A-1"

REDEVELOPMENT PLAN MAP

**Central Business District Redevelopment Project
(Including Area Nos. 4 through 19 Added by Amendment Nos. 1, 2, 3, and 5)**



"Exhibit A-1"



LEGEND

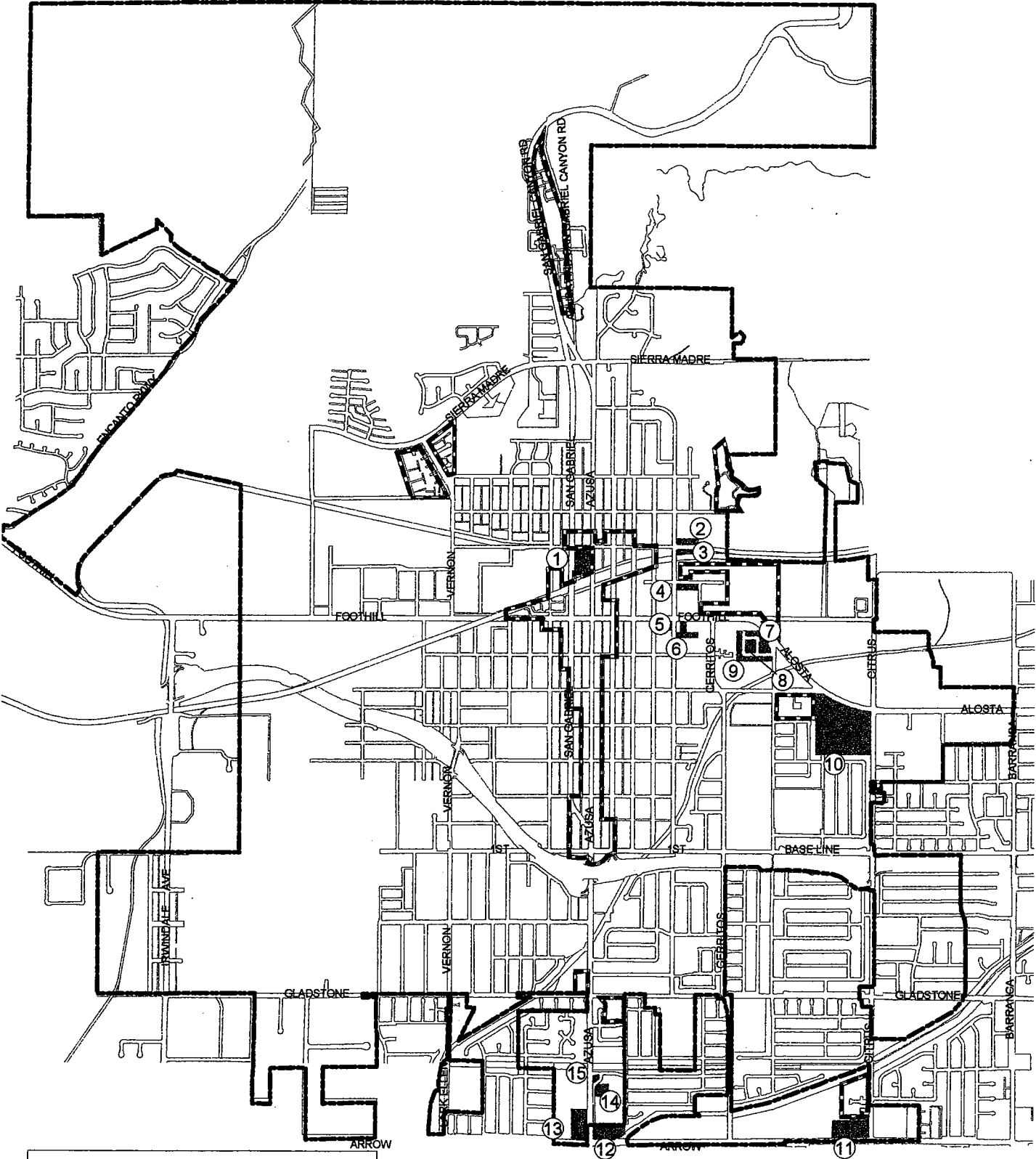
City Limits

Existing Central Business District



Exhibit "A-2"

REDEVELOPMENT PLAN MAP

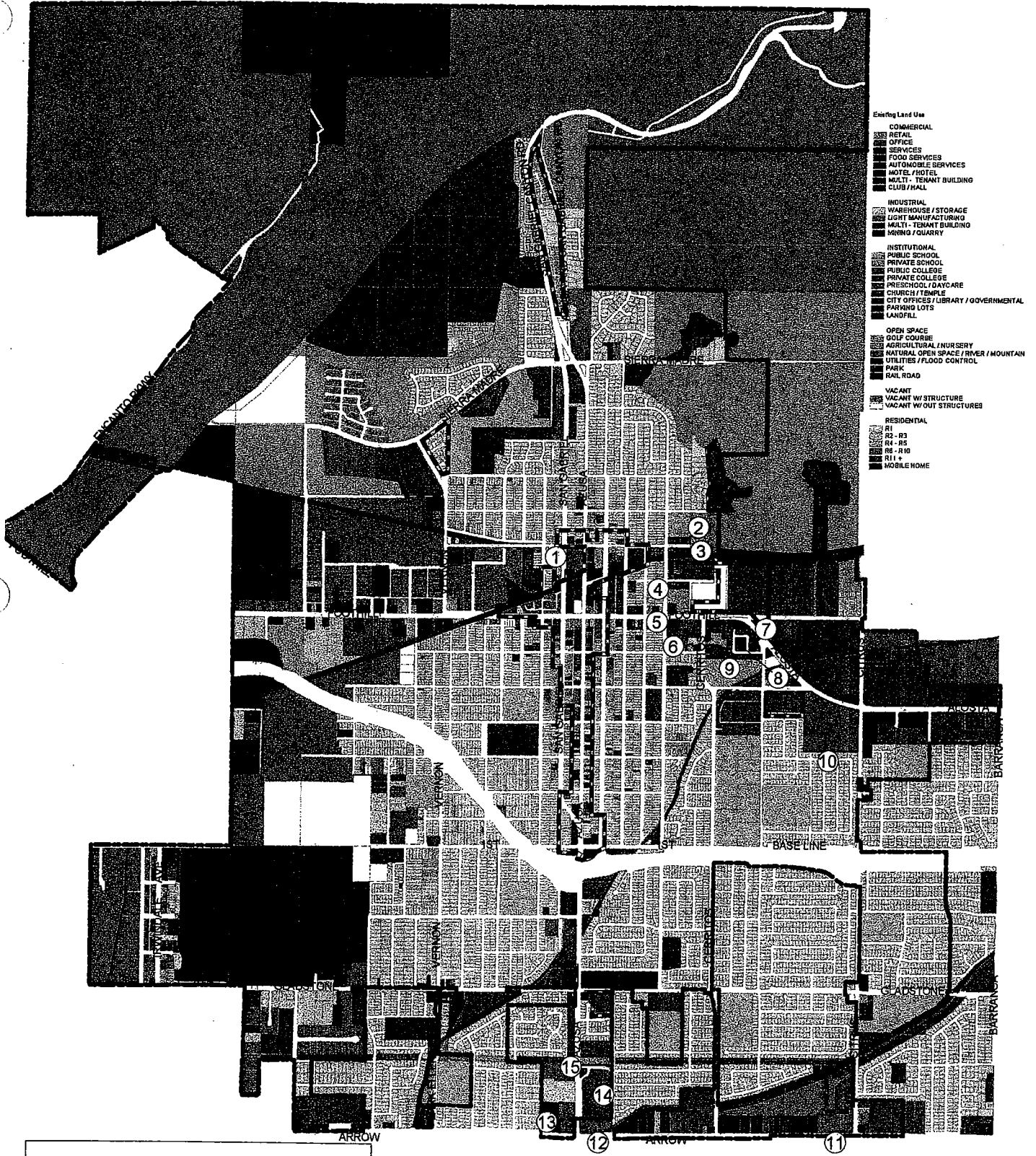
**Central Business District Project Eighth Amendment Areas
(Eighth Amendment Area Nos. 1 through 15)**



LEGEND

-  City Limits
-  Existing Central Business District

"Exhibit A-2"



AGENCY: CITY OF AZUSA
PROJECT: REDEVELOPMENT PROJECT, CENTRAL
BUSINESS DIST. PROJECT, 8TH. AMENDMENT
AREAS 1 THROUGH 15 (VICINITY MAP)

Gladstone
H.S.

10th. St.

Alameda Ave.
9th. St.
Dalton Ave.
8th. St.

Foothill Blvd

Azusa Ave.
6th. St.
5th. St.

San Gabriel Ave.

4th. St.

3rd. St.

Soldano Ave.

Pasadena Ave.

9

Cerritos Ave.

Rockvale Ave.

Cerritos Ave.

Citrus Ave.

Gladstone St.

Azusa Ave.

Donna Beth Ave.

Renwick Rd.

Newburgh St.

Laxford Rd.

Woodcroft St.

Milburgh Ave.

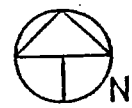
City of Covina

Arrow Hwy.

Big Dalton Wash

Palm Dr.

VICINITY MAP
Not to Scale



Citrus Ave.

6th. St.

Alosta Ave.

Holtern St.

Lee Pl.

Glenliff Ave.

Lime St.

7

5th. St.

8

10

1

2

3

4

5

6

13

15

14

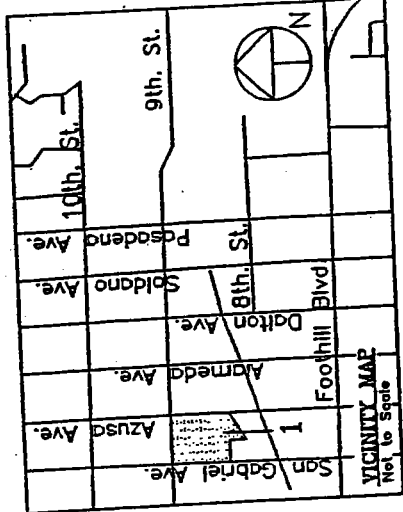
12

11

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 1
 ASSESSOR'S REFERENCE: 8608-024-004



COURSE TABLE: COURSE	BEARING	DISTANCE
(C1)	S 89°58'20"E Radi: 25.00'	249.99' Arc: 38.26'
(C2)	Chd: S 44°58'10"E	Delta: 89°58'20" 38.35'
(C3)	S 00°00'00"E	418.05'
(C4)	S 89°33'50"W	180.01'
(C5)	N 00°00'00"W	80.53'
(C6)	N 89°58'20"W	44.99'
(C7)	N 00°00'00"W	414.99'
(C8)	Chd: N 45°00'50"E Radi: 25.00'	Arc: 39.28' Delta: 90°01'40" 35.36'



POINT OF COMMENCEMENT - CENTERLINE
 INTERSECTION OF 9TH. STREET AND SAN GABRIEL
 AVENUE PER PARCEL MAP P.M.B. 16, PG.80.

P.O.B.

9th. STREET

S 61°54'35" E
 85.03'
 (TIE LINE)

SAN GABRIEL AVENUE

AZUSA AVENUE

TOTAL AREA=3.133 ACRES

SOUTHERLY LINE OF LOT 2
 PER PARCEL MAP P.M.B.16,
 PAGE 80

A.T. & S.F. R.P.
 DEPT. GROUNDS

CENTERLINE OF RAILS
 PER MAP IN M.B.16, PG.80

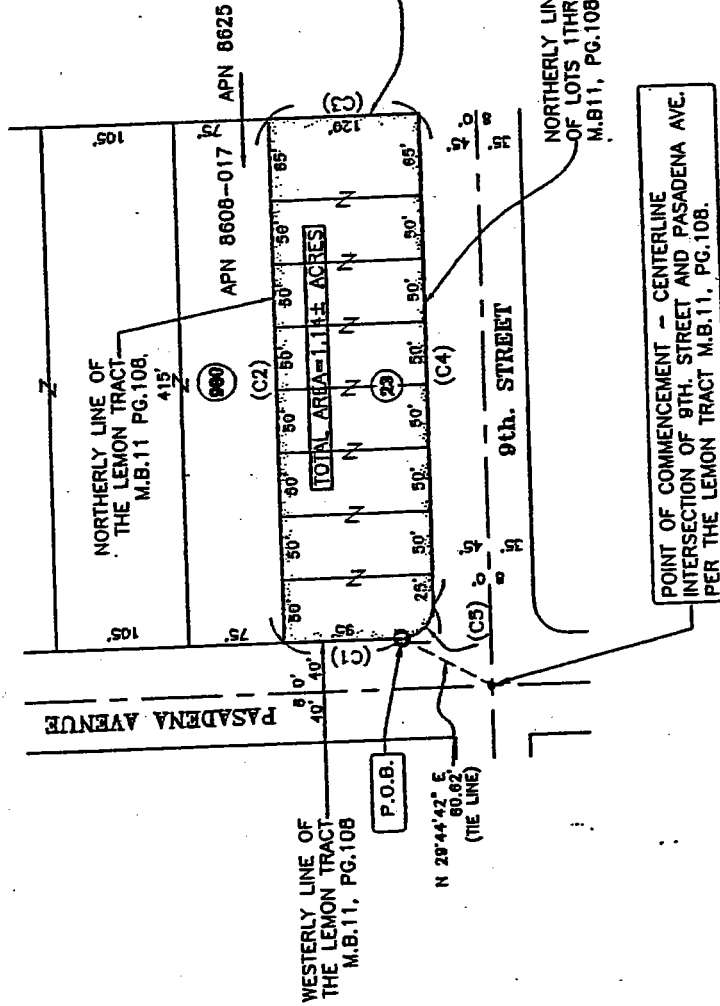
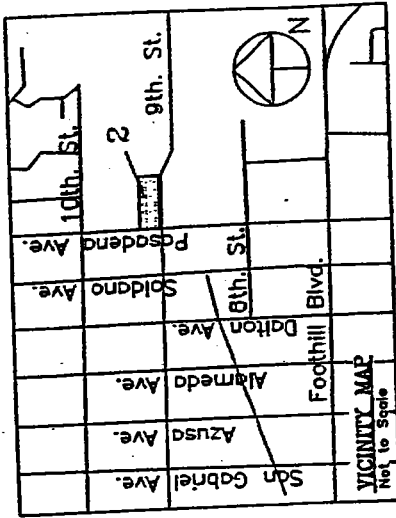
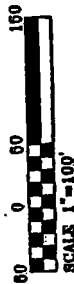
10' SANITARY SEWER EASEMENT
 TO THE CITY OF AZUSA
 PER BOOK D-3907, PAGES 859 AND 860
 AS SHOWN ON PARCEL MAP P.M.B. 16-80

LEGEND:

- INDICATES BOUNDARY DESCRIBED HEREIN
- INDICATES POINT OF BEGINNING
- INDICATES POINT OF COMMENCEMENT
- INDICATES ASSESSOR'S PARCEL NUMBER (8608-024-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/18/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 2
 ASSESSOR'S REFERENCE: 8608-017-023



COURSE	BEARING	DISTANCE
(C1)	N 00°00'00"E	95.00'
(C2)	S 90°00'00"E	415.00'
(C3)	S 00°00'00"E	120.00'
(C4)	N 90°00'00"W	380.00'
(C5)	Rad: 25.00'	Area: 39.27'
		Delta: 80°00'00"
		Chd: N 45°00'00"W 35.36'

LEGEND:

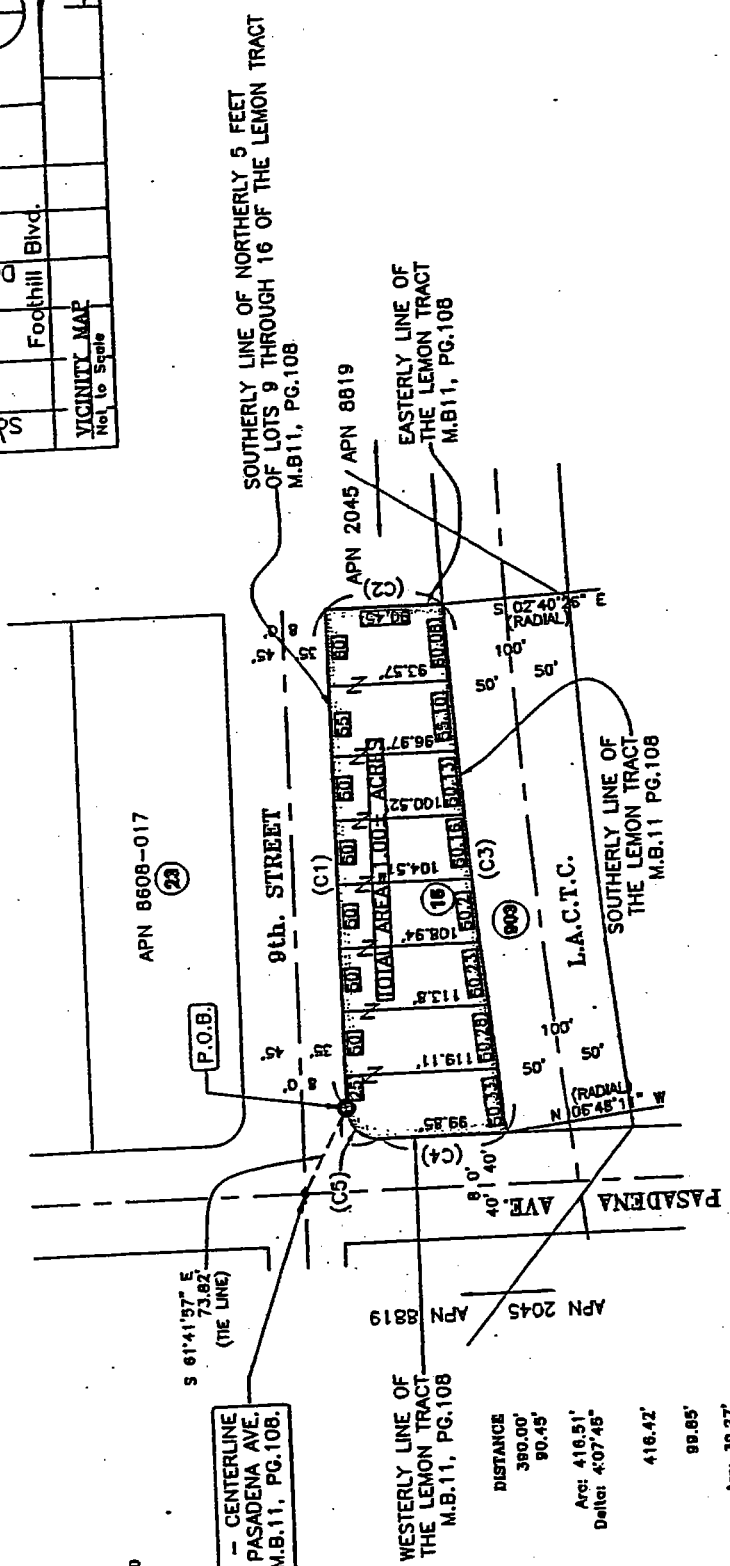
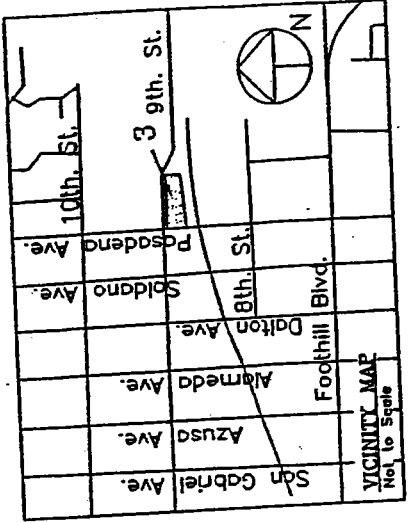
- INDICATES BOUNDARY DESCRIBED HEREIN
- INDICATES POINT OF BEGINNING
- INDICATES POINT OF COMMENCEMENT
- INDICATES ASSESSOR'S PARCEL NUMBER (8608-017-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 3
 ASSESSOR'S REFERENCE: 8608-030-015



POINT OF COMMENCEMENT - CENTERLINE
 INTERSECTION OF 9TH. STREET AND PASADENA AVE.
 PER THE LEMON TRACT M.B.11, PG.108.

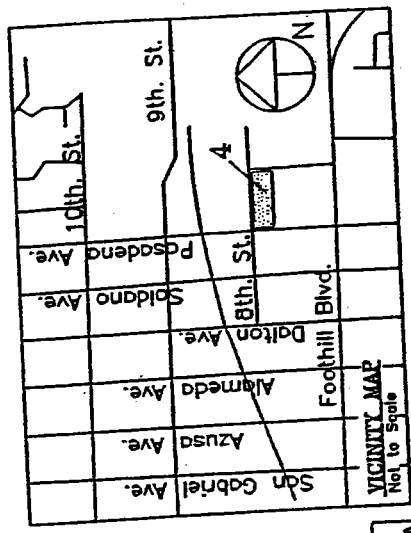
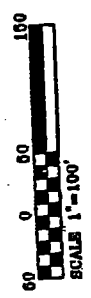


COURSE	BEARING	DISTANCE
(C1)	N 90°00'00"E	380.00'
(C2)	S 00°00'00"E	90.45'
(C3)	Rad: 5779.85' Tant: 208.35' Radial Out: S 02°40'28" E Radial In: N 05°48'11" W Chd: S 85°15'41" W	416.51' Delta: 4°07'45" 416.42'
(C4)	N 00°00'00"E	99.85'
(C5)	Rad: 25.00' Tant: 25.00' Chd: N 45°00'00"E	39.27' Delta: 90°00'00" 35.36'

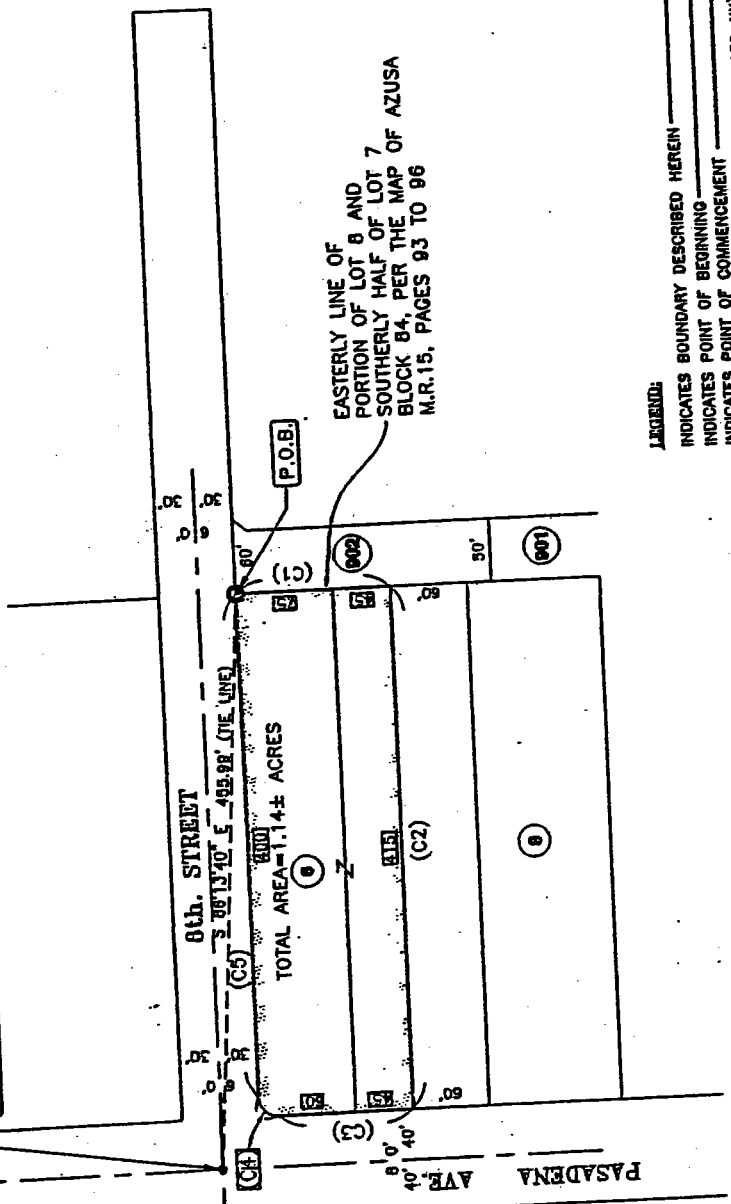
LEGEND:
 ○ INDICATES BOUNDARY DESCRIBED HEREIN
 ○ INDICATES POINT OF BEGINNING
 ○ INDICATES POINT OF COMMENCEMENT
 ○ INDICATES ASSESSOR'S PARCEL NUMBER (8608-030-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 4
 ASSESSOR'S REFERENCE: 8608-030-006



POINT OF COMMENCEMENT - CENTERLINE INTERSECTION
 OF PASADENA AVENUE AND 8TH. STREET PER THE MAP OF AZUSA
 M.R.15, PAGES 93-96.



COURSE TABLE: COURSE	BEARING	DISTANCE
(C1)	S 00°00'00"E	120.00'
(C2)	N 90°00'00"W	415.00'
(C3)	N 00°00'00"W	105.00'
(C4)	Rad: 15.00' Tens: 15.00' Chd: N 45°00'00"E	Area: 23.56' Delta: 90°00'00" 21.21'
(C5)	S 90°00'00"E	400.00'

LEGEND:
 ○ INDICATES BOUNDARY DESCRIBED HEREIN
 — INDICATES POINT OF BEGINNING
 — INDICATES POINT OF COMMENCEMENT
 — INDICATES ASSESSOR'S PARCEL NUMBER (8608-030-XX) —

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 5
 ASSESSOR'S REFERENCE: 8611-001-046

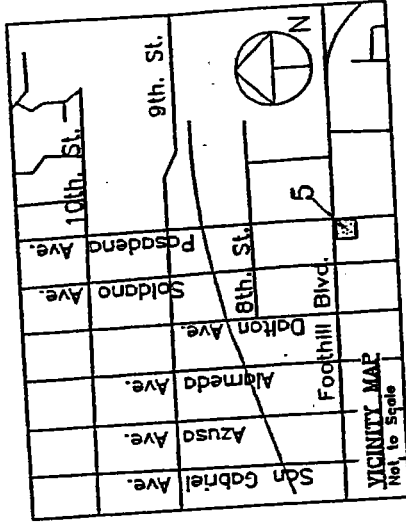
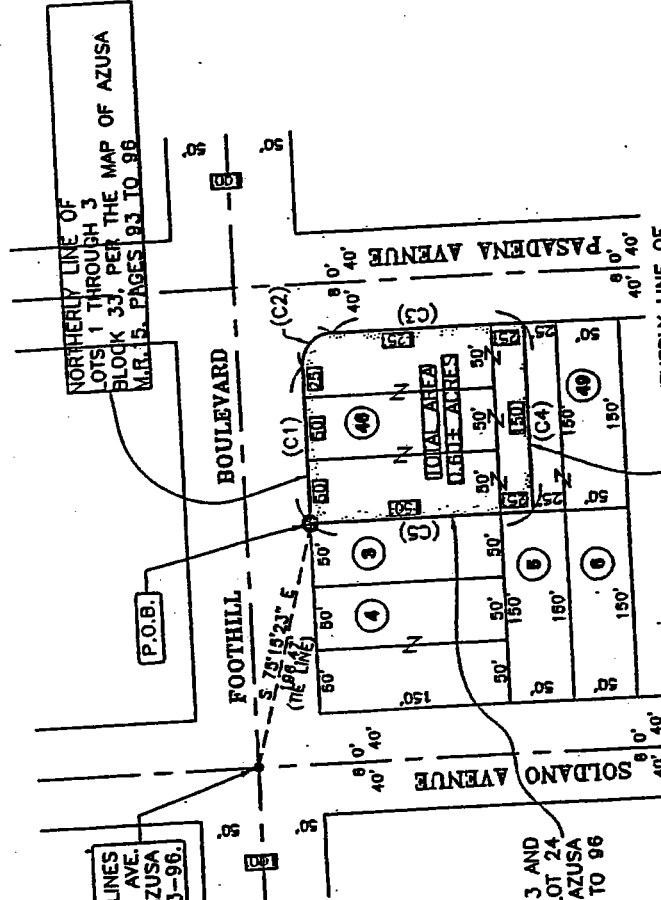


POINT OF COMMENCEMENT - INTERSECTION OF CENTERLINES
 OF FOOTHILL BLVD. (FORMERLY CENTRE ST.) AND SOLDANO AVE.
 PER THE MAP OF AZUSA
 M.R.15, PAGES 93-96.

COURSE TABLE:

COURSE	BEARING	DISTANCE
(C1)	N 90°00'00"E	123.00'
(C2)	Rad: 25.00' Tant: 25.00'	Arc: 39.27' Deltat: 35.36'
(C3)	Chd: S 45°00'00"E	150.00'
(C4)	S 00°00'00"W	150.00'
(C5)	N 00°00'00"E	175.00'

WESTERLY LINE OF LOT 3 AND
 WESTERLY LINE OF NORTHERLY HALF OF LOT 24
 BLOCK 33, PER THE MAP OF AZUSA
 M.R.15, PAGES 93 TO 96



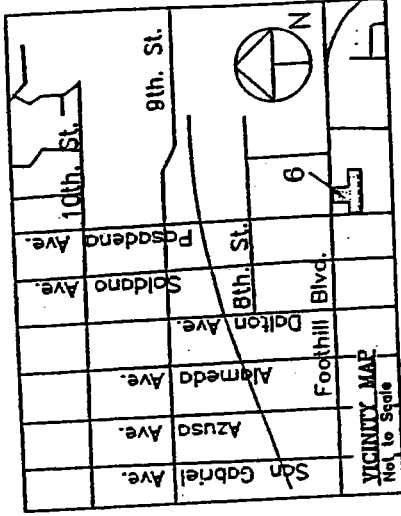
LEGEND:
 INDICATES BOUNDARY DESCRIBED HEREIN
 INDICATES POINT OF BEGINNING
 INDICATES POINT OF COMMENCEMENT
 INDICATES ASSESSOR'S PARCEL NUMBER (8611-001-KK)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL BUSINESS
 DIST. PROJECT, 8TH. AMENDMENT
 AREA 6
 ASSESSOR'S REFERENCE: 8612-003-013, 014, 025, 026
 032, 033



SCALE 1"=100'



POINT OF COMMENCEMENT - CENTERLINE INTERSECTION
 OF FOOTHILL BLVD. (FORMERLY CENTRE ST.) AND PASADENA AVE.
 PER THE MAP OF AZUSA M.R.15, PAGES 93-96.

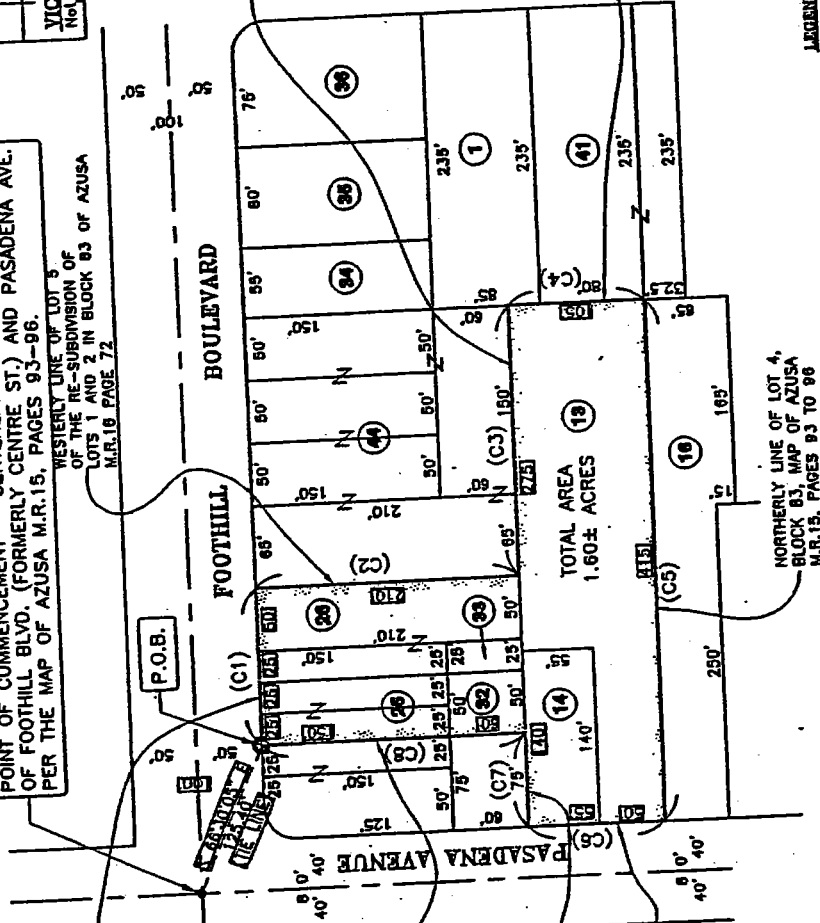
NORTHERLY LINE OF LOT 2
 AND ALL OF LOTS 3 AND 4
 OF THE RE-SUBDIVISION OF
 LOTS 1 AND 2 IN BLOCK 83 OF AZUSA
 M.R.18, PAGE 72

WESTERLY LINE OF LOT 3
 OF THE RE-SUBDIVISION OF
 LOTS 1 AND 2 IN BLOCK 83 OF AZUSA
 M.R.18, PAGE 72

SOUTHERLY LINE OF LOTS 9 AND 9
 OF RE-SUBDIVISION OF LOTS 1 AND 2
 IN BLOCK 83 OF AZUSA
 M.R.18, PAGE 72

EASTERLY LINE OF LOT 3
 BLOCK 83, PER THE MAP OF AZUSA
 M.R.15, PAGES 93 TO 96

NORTHERLY LINE OF LOT 4,
 BLOCK 83, MAP OF AZUSA
 M.R.15, PAGES 93 TO 96



COURSE	BEARING	DISTANCE
(C1)	N 80°00'00"E	125.00'
(C2)	S 80°00'00"W	210.00'
(C3)	N 80°00'00"E	215.00'
(C4)	S 80°00'00"W	105.00'
(C5)	N 80°00'00"E	415.00'
(C6)	S 80°00'00"W	105.00'
(C7)	N 80°00'00"E	75.00'
(C8)	N 00°00'00"E	210.00'

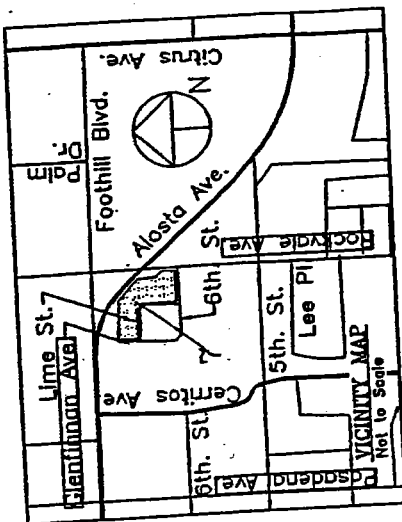
LEGEND:
 ○ INDICATES BOUNDARY DESCRIBED HEREIN
 ● INDICATES POINT OF BEGINNING
 — INDICATES POINT OF COMMENCEMENT
 — INDICATES ASSESSOR'S PARCEL NUMBER (8612-003-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL BUSINESS
 DIST. PROJECT, 8TH. AMENDMENT
 AREA 7
 ASSESSOR'S REFERENCE: 8612-001-027 THROUGH 040

P.O.B. NORTHWESTERLY
 CORNER LOT 31 TRACT NO.27346
 M.B.899, PAGES 22-23

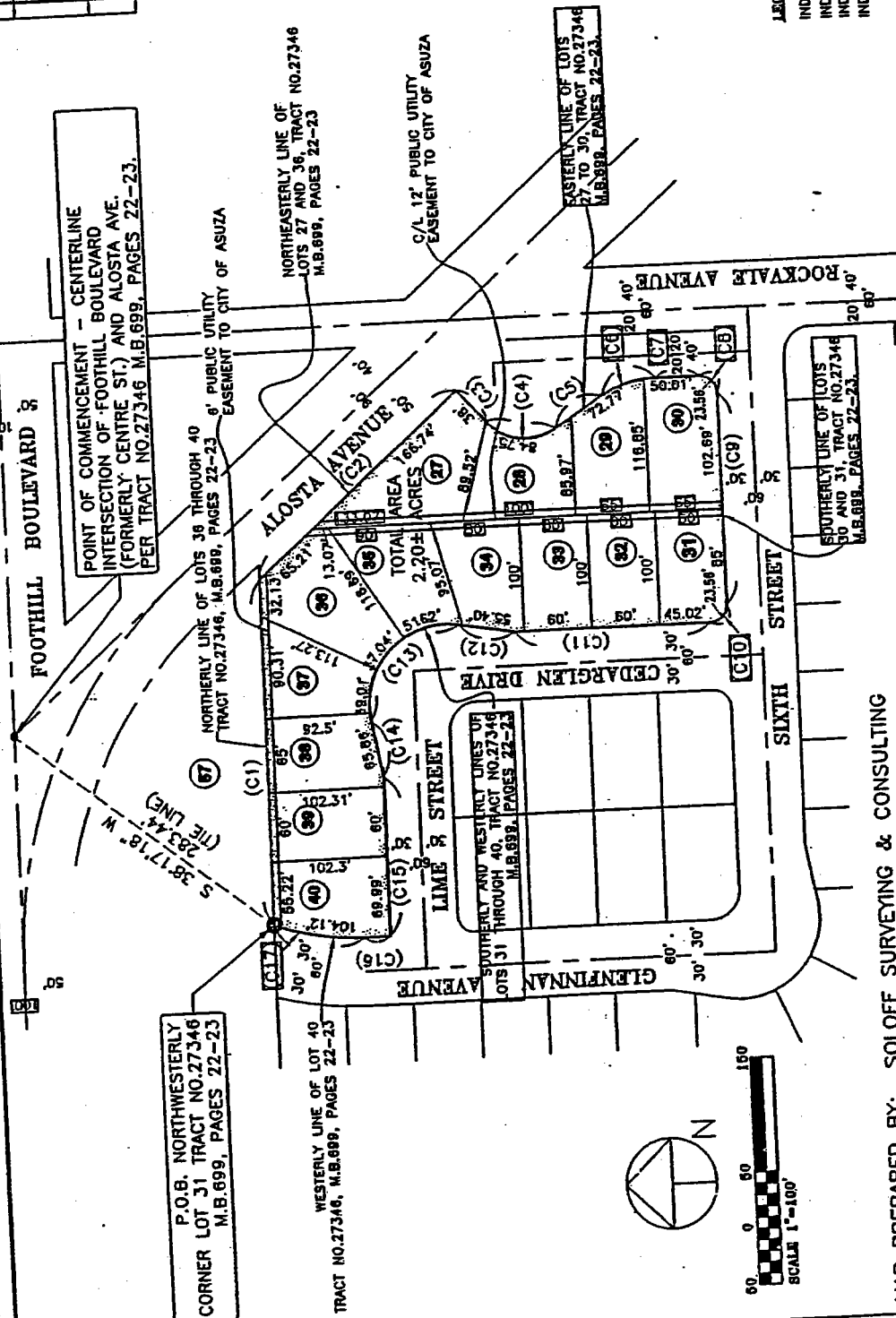
POINT OF COMMENCEMENT - CENTERLINE
 INTERSECTION OF FOOTHILL BOULEVARD
 (FORMERLY CENTRE ST.) AND ALOSTA AVE.
 PER TRACT NO.27346 M.B.899, PAGES 22-23.



COURSE TABLE

COURSE	BEARING	DISTANCE
(C1)	N 89°59'39"E	302.86'
(C2)	S 40°58'08"E	240.40'
(C3)	S 49°00'54"W	38.00'
(C4)	Rad: 48.00'	
	Tan: 41.20'	Arcl: 88.09'
	Chd: S 08°22'28"W	Delta: 81°18'52"
(C5)	S 32°15'56"E	62.55'
		50.00'
(C6)	Rad: 90.00'	Arcl: 50.88'
	Tan: 28.00'	Delta: 32°18'47"
	Chd: S 16°08'04"E	Delta: 50.01'
(C7)	S 00°00'06"E	38.70'
(C8)	Rad: 15.00'	Arcl: 23.56'
	Tan: 15.00'	Delta: 89°59'20"
	Chd: S 44°59'34"W	Delta: 21.21'
(C9)	S 89°59'14"W	187.89'
(C10)	Rad: 15.00'	Arcl: 23.56'
	Tan: 15.00'	Delta: 90°00'40"
	Chd: N 45°00'26"W	Delta: 21.22'
(C11)	N 00°00'06"W	173.34'
(C12)	N 10°14'10"E	50.01'
(C13)	Rad: 70.00'	Arcl: 134.97'
	Tan: 100.86'	Delta: 110°28'32"
	Chd: N 45°00'08"W	Delta: 115.01'
(C14)	S 79°45'36"W	50.01'
(C15)	S 89°59'54"W	138.54'
(C16)	N 00°02'02"W	22.80'
(C17)	Rad: 220.00'	Arcl: 81.23'
	Tan: 14.50'	Delta: 21°09'16"
	Chd: N 10°32'36"E	Delta: 80.77'

LEGEND:
 INDICATES BOUNDARY DESCRIBED HEREIN
 INDICATES POINT OF BEGINNING
 INDICATES POINT OF COMMENCEMENT
 INDICATES ASSESSOR'S PARCEL NUMBER (8612-001-XX)

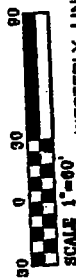


MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL BUSINESS
 DIST. PROJECT, 8TH. AMENDMENT
 AREA 8
 ASSESSOR'S REFERENCE: 8612-001-048, 052, 053,
 059, 060, 063 THROUGH 066, 100

POINT OF COMMENCEMENT - CENTERLINE
 INTERSECTION OF GLENFINNAN AVENUE
 AND LIME STREET PER TRACT NO.27346
 M.B.699, PAGES 22-23.

P.O.B. NORTHWESTERLY
 CORNER LOT 48 TRACT NO.27346
 M.B.699, PAGES 22-23



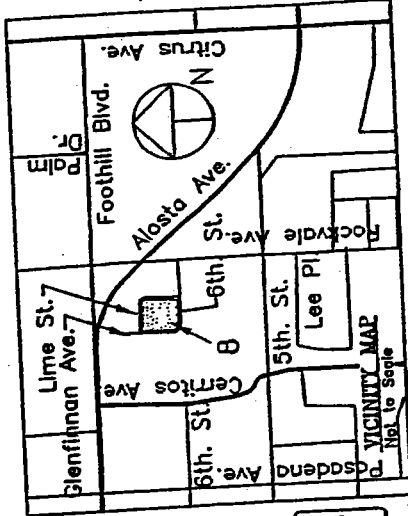
WESTERLY LINE OF LOTS 32 THROUGH 35
 PER TRACT NO.27346
 M.B.699, PAGES 22-23

NORTHERLY LINE OF LOTS 32 AND 39
 PER TRACT NO.27346
 M.B.699, PAGES 22-23

EASTERLY LINE OF LOTS 36 THROUGH 39
 PER TRACT NO.27346
 M.B.699, PAGES 22-23

COURSE TABLE

COURSE	BEARING	DISTANCE
(C1)	N 89°59'54"E	75.00'
(C2)	Red: 25.00' Tert: 25.00' Chd: S 45°00'08"E	Arcl: 39.27' Delt: 90°00'00" 35.36'
(C3)	S 00°00'08"E	210.01'
(C4)	Red: 15.00' Tert: 15.00' Chd: S 44°59'34"W	Arcl: 23.56' Delt: 89°59'20" 21.21'
(C5)	S 89°59'14"W	180.03'
(C6)	Red: 25.00' Tert: 24.99' Chd: N 45°01'24"W	Arcl: 39.26' Delt: 89°58'44" 35.35'
(C7)	N 00°02'02"W	210.04'
(C8)	Red: 15.00' Tert: 15.01' Chd: N 44°58'56"E	Arcl: 23.57' Delt: 90°01'56" 21.22'
(C9)	N 89°59'54"E	85.15'



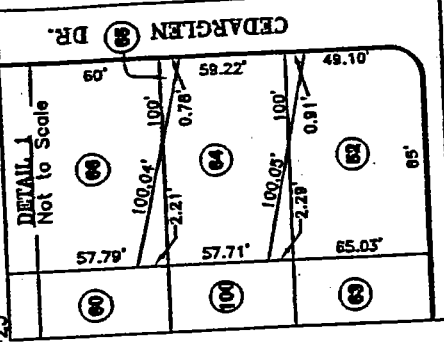
LIME STREET

GLENFINNAN AVE.

CEDARGLEN DR.

SIXTH STREET

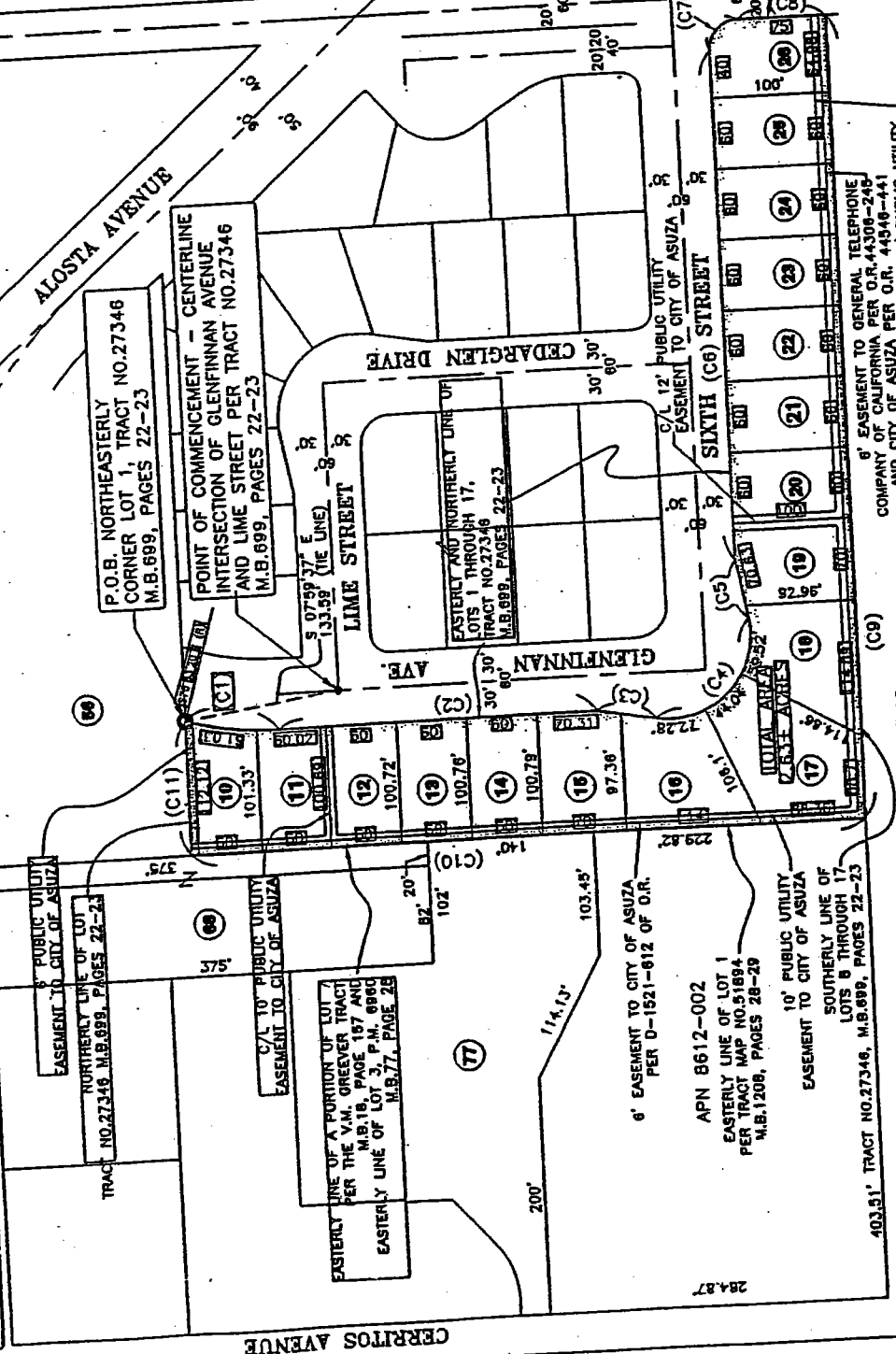
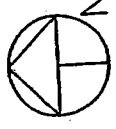
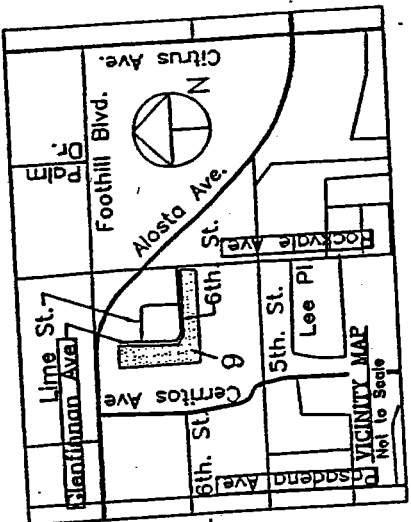
C/L 12' PUBLIC UTILITY
 EASEMENT TO CITY OF AZUSA



LEGEND:
 INDICATES BOUNDARY DESCRIBED HEREIN
 INDICATES POINT OF BEGINNING
 INDICATES POINT OF COMMENCEMENT
 INDICATES ASSESSOR'S PARCEL NUMBER (8612-001-NX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL BUSINESS DIST.
 PROJECT, 8TH. AMENDMENT
 AREA 9
 ASSESSOR'S REFERENCE: 8612-001-010 THROUGH 026



COURSE TABLE

COURSE	BEARING	DISTANCES
(C1)	Rad: 250.00' Tant: 100.82' Chd: S 08°12'19"W	Ar: 60.53' Delta: 16°28'42" 80.25'
(C2)	S 00°02'02"E	271.30'
(C3)	S 10°12'14"W	50.00'
(C4)	Rad: 70.00' Tant: 100.82' Chd: S 45°01'24"E	Ar: 134.95' Delta: 110°27'18" 115.00'
(C5)	N 79°44'56"E	80.01'
(C6)	N 89°59'14"E	431.03'
(C7)	Rad: 25.00' Tant: 25.00' Chd: S 45°00'20"E	Ar: 39.27' Delta: 90°00'40" 35.36'
(C8)	S 00°00'00"E	75.00'
(C9)	S 89°59'14"W	676.57'
(C10)	N 00°00'00"E	672.39'
(C11)	N 89°59'35"E	112.12'

EASTERLY LINE OF LOT 17
 TRACT NO. 27346
 M.B. 699, PAGES 22-23

INDICATES BOUNDARY DESCRIBED HEREIN

INDICATES POINT OF BEGINNING

INDICATES POINT OF COMMENCEMENT

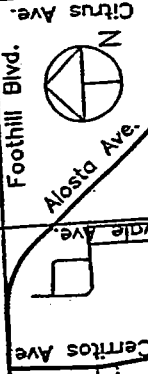
INDICATES ASSESSOR'S PARCEL NUMBER (8612-001-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01
 APN 8612-002

6' EASEMENT TO CITY OF AZUSA
 PER D-1521-612 OF O.R.
 10' PUBLIC UTILITY
 EASEMENT TO CITY OF AZUSA
 SOUTHERLY LINE OF
 LOTS 8 THROUGH 17
 M.B. 1208, PAGES 28-29
 10' PUBLIC UTILITY
 EASEMENT TO CITY OF AZUSA
 6' EASEMENT TO GENERAL TELEPHONE
 COMPANY OF CALIFORNIA PER O.R. 44306-246
 AND CITY OF AZUSA PER O.R. 44946-441
 12' PUBLIC UTILITY
 EASEMENT TO CITY OF AZUSA

AREA 10 (SHEET 1 OF 2)
REFERENCE: 8624-021-015 THROUGH 018

INTERSECTION OF ALVIA AVE.
AND 5TH. STREET PER PARCEL MAP NO. 14845
PAGES 1 THROUGH 5



COURSE	BEARING	DISTANCE
(C1)	N 89°59'10"E	229.10'
(C2)	Rd: 15.00' Tens: 4.43' Chd: S 73°26'03"E	Arc: 8.89' Deltar: 33°09'31" 8.86'
(C3)	Rd: 2300.00' Tens: 496.58' Chd: S 89°02'18"E	Arc: 978.12' Deltar: 24°21'56" 970.70'
(C4)	Rd: 15.00' Tens: 12.87' Chd: S 40°35'33"E	Arc: 21.27' Deltar: 81°14'55" 19.55'
(C5)	S 00°01'30"W	779.18'
(C6)	S 89°58'30"W	1030.92'
(C7)	N 00°00'50"W	1023.23'
(C8)	N 46°10'47"W	173.28'



TOTAL AREA
22.71± ACRES

LEGEND:
INDICATES BOUNDARY DESCRIBED HEREIN
INDICATES POINT OF BEGINNING
INDICATES POINT OF COMMENCEMENT
INDICATES ASSESSOR'S PARCEL NUMBER

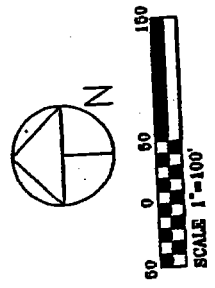
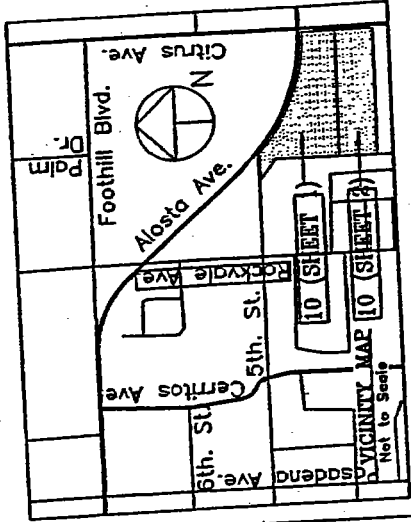
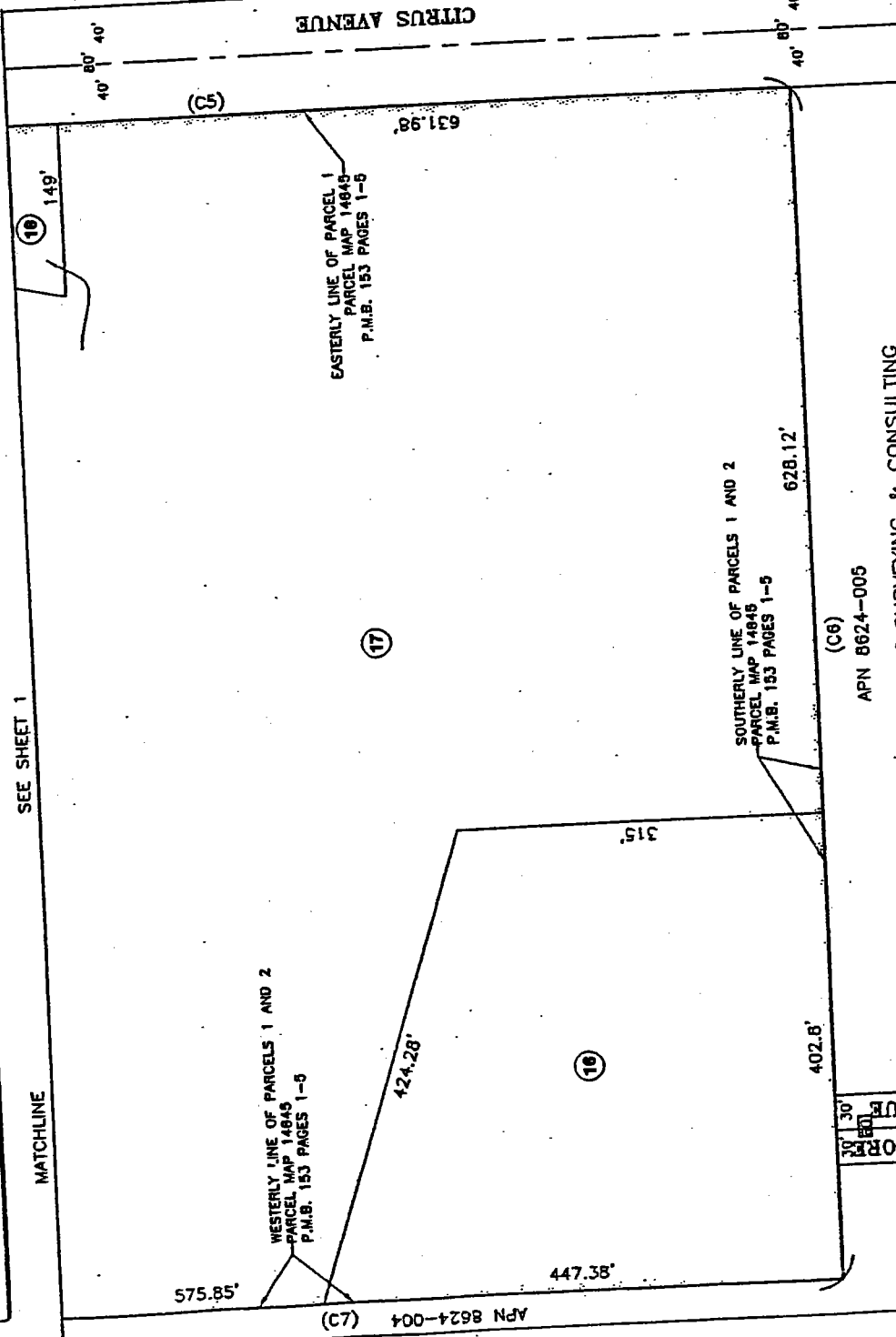
SEE SHEET 2

MATCHLINE

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
DATE: 6/19/01

DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL BUSINESS DIST
 PROJECT, 8TH. AMENDMENT
 AREA 10 (SHEET 2 OF 2)
 ASSESSOR'S REFERENCE: 8624-021-015 THROUGH 018



APN 8628

LEGEND:

INDICATES BOUNDARY DESCRIBED HEREIN

INDICATES POINT OF BEGINNING

INDICATES POINT OF COMMENCEMENT

INDICATES ASSESSOR'S PARCEL NUMBER (8624-021-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

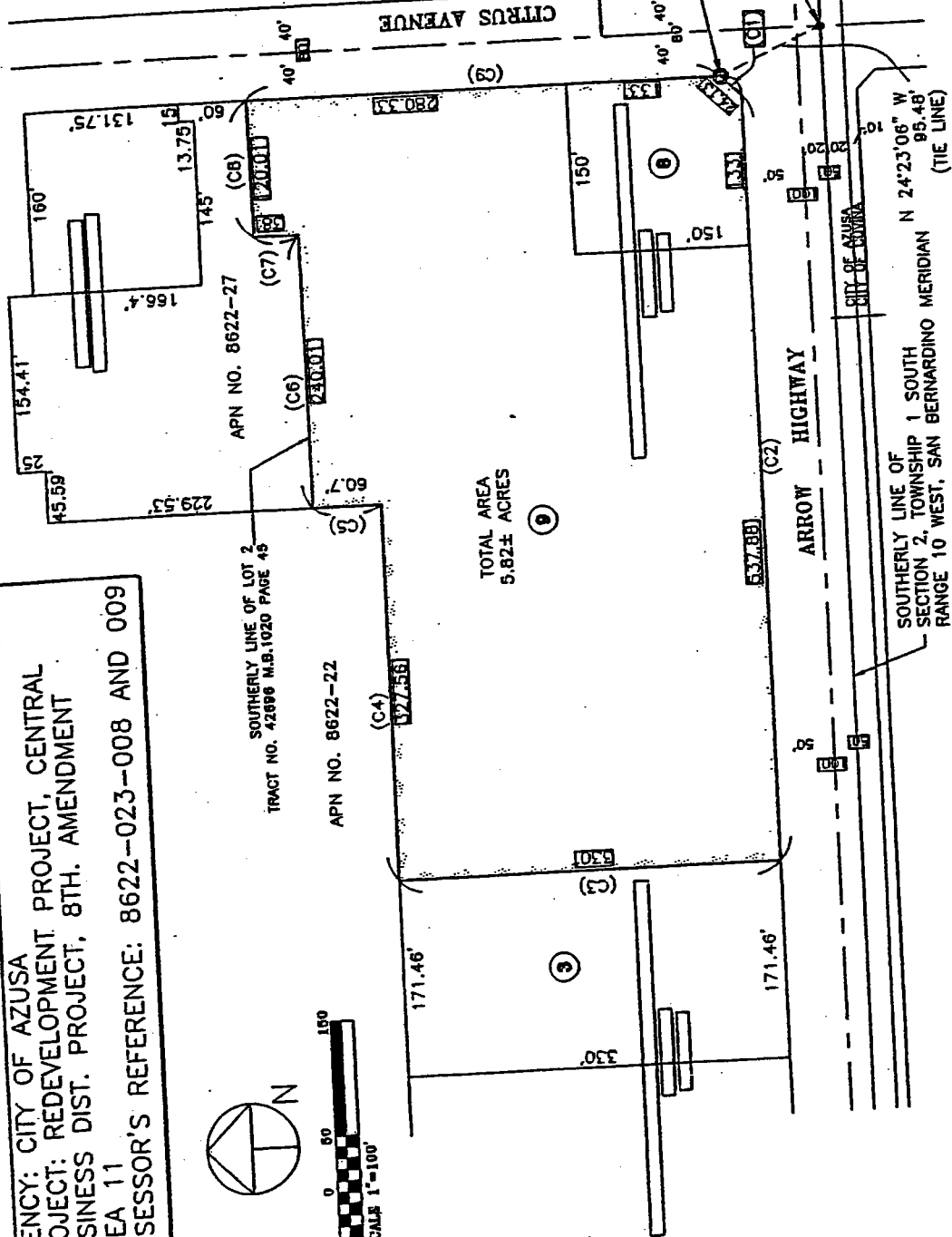
AVENUE
 30
 00

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 11
 ASSESSOR'S REFERENCE: 8622-023-008 AND 009



SOUTHERLY LINE OF LOT 2
 TRACT NO. 42896 M.B. 1020 PAGE 45

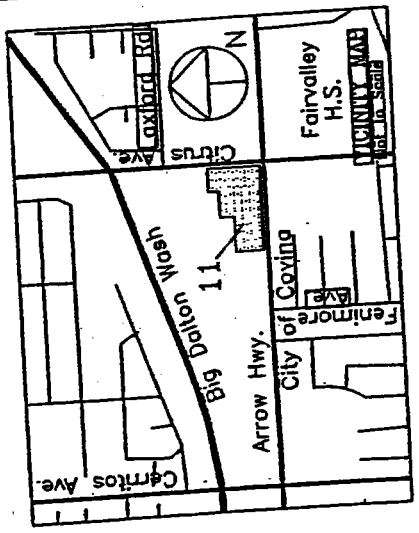
APN NO. 8622-22



TOTAL AREA
 5.82± ACRES

COURSE TABLE:

COURSE	BEARING	DISTANCE
(C1)	S 45°10'03"W	24.13'
(C2)	S 88°51'13"W	670.06'
(C3)	N 00°22'43"E	330.00'
(C4)	N 88°51'13"E	327.89'
(C5)	N 00°22'43"E	60.70'
(C6)	N 88°51'13"E	240.01'
(C7)	N 00°22'43"E	38.00'
(C8)	N 88°51'13"E	120.01'
(C9)	S 00°22'55"W	412.90'



EASTERLY LINE OF
 SECTION 2, TOWNSHIP 1 SOUTH
 RANGE 10 WEST, SAN BERNARDINO MERIDIAN

P.O.B. NORTHERLY ANGLE POINT IN
 NORTHWESTERLY R-W OF CITRUS AVENUE

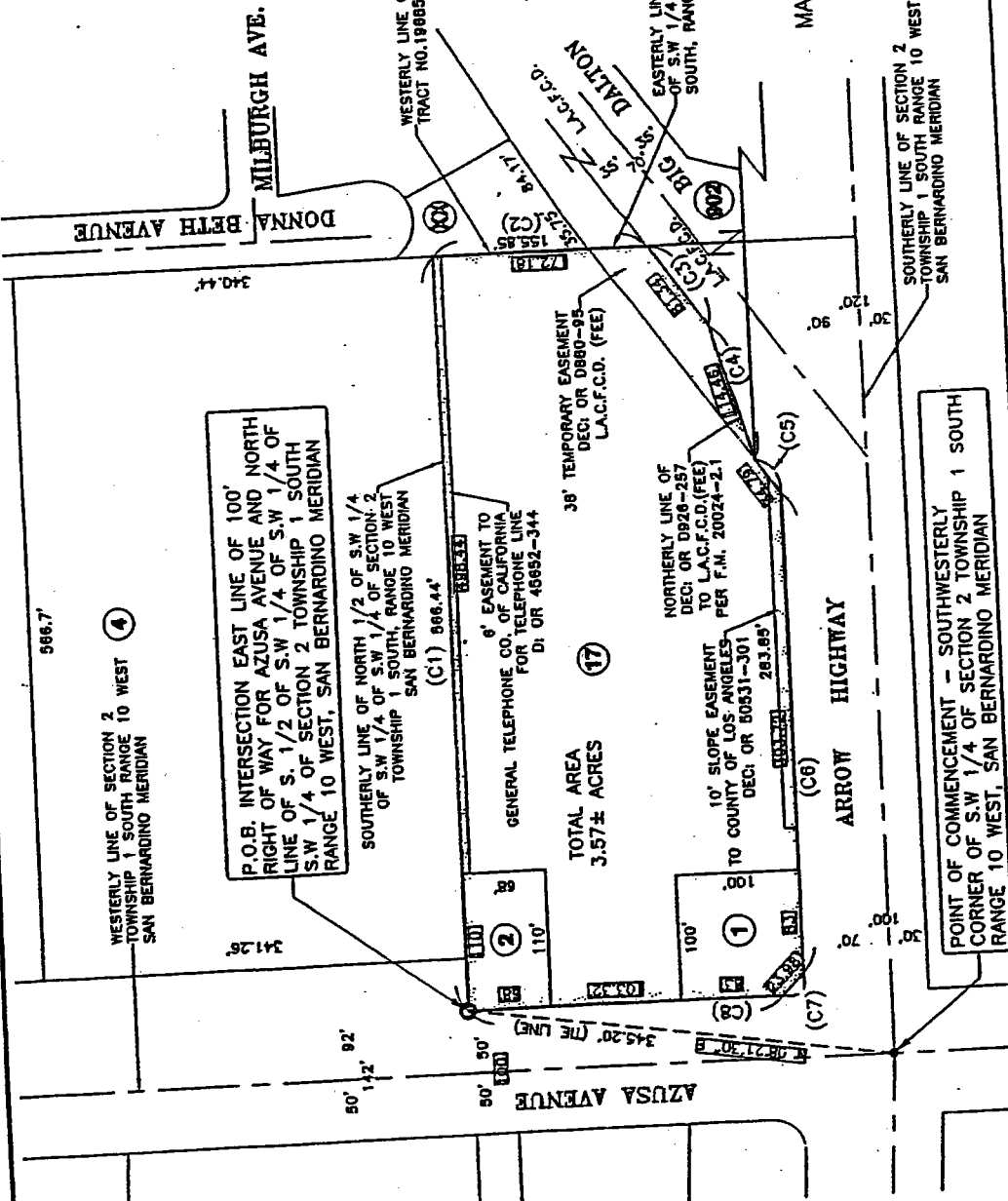
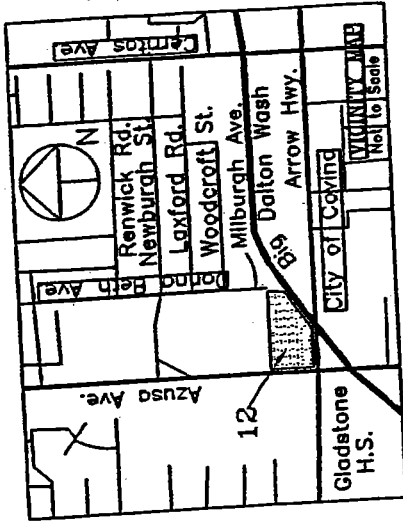
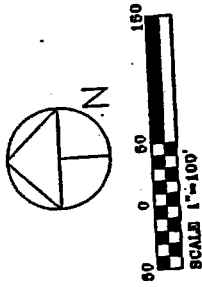
POINT OF COMMENCEMENT - SOUTHEASTERLY
 CORNER OF SECTION 2 TOWNSHIP 1 SOUTH
 RANGE 10 WEST, SAN BERNARDINO MERIDIAN

SOUTHERLY LINE OF
 SECTION 2, TOWNSHIP 1 SOUTH
 RANGE 10 WEST, SAN BERNARDINO MERIDIAN
 (TIE LINE)

LEGEND:
 ○ INDICATES BOUNDARY DESCRIBED HEREIN
 ● INDICATES POINT OF BEGINNING
 ○ INDICATES POINT OF COMMENCEMENT
 ○ INDICATES ASSESSOR'S PARCEL NUMBER (8622-023-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL BUSINESS
 DIST. PROJECT, 8TH. AMENDMENT
 AREA 12
 ASSESSOR'S REFERENCE: 8621-024-001, 002, 017



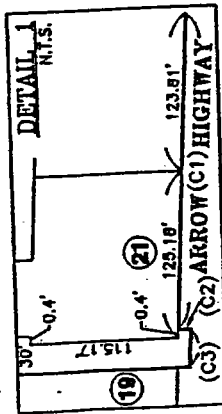
COURSE TABLE

COURSE	BEARING	DISTANCE
(C1)	N 89°50'15"E	608.44'
(C2)	S 00°04'23"W	162.14'
(C3)	S 54°40'08"W	161.14'
(C4)	S 73°46'38"W	174.78'
(C5)	S 54°40'08"W	368.72'
(C6)	S 89°45'17"W	233.08'
(C7)	N 45°06'27"W	254.32'
(C8)	N 00°01'48"E	254.32'

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

LEGEND:
 ○ INDICATES BOUNDARY DESCRIBED HEREIN
 ● INDICATES POINT OF BEGINNING
 ○ INDICATES POINT OF COMMENCEMENT
 ○ INDICATES ASSESSOR'S PARCEL NUMBER (8621-024-XX) —

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 13
 ASSESSOR'S REFERENCE: 8620-004-005, 015,
 016, 020, 021



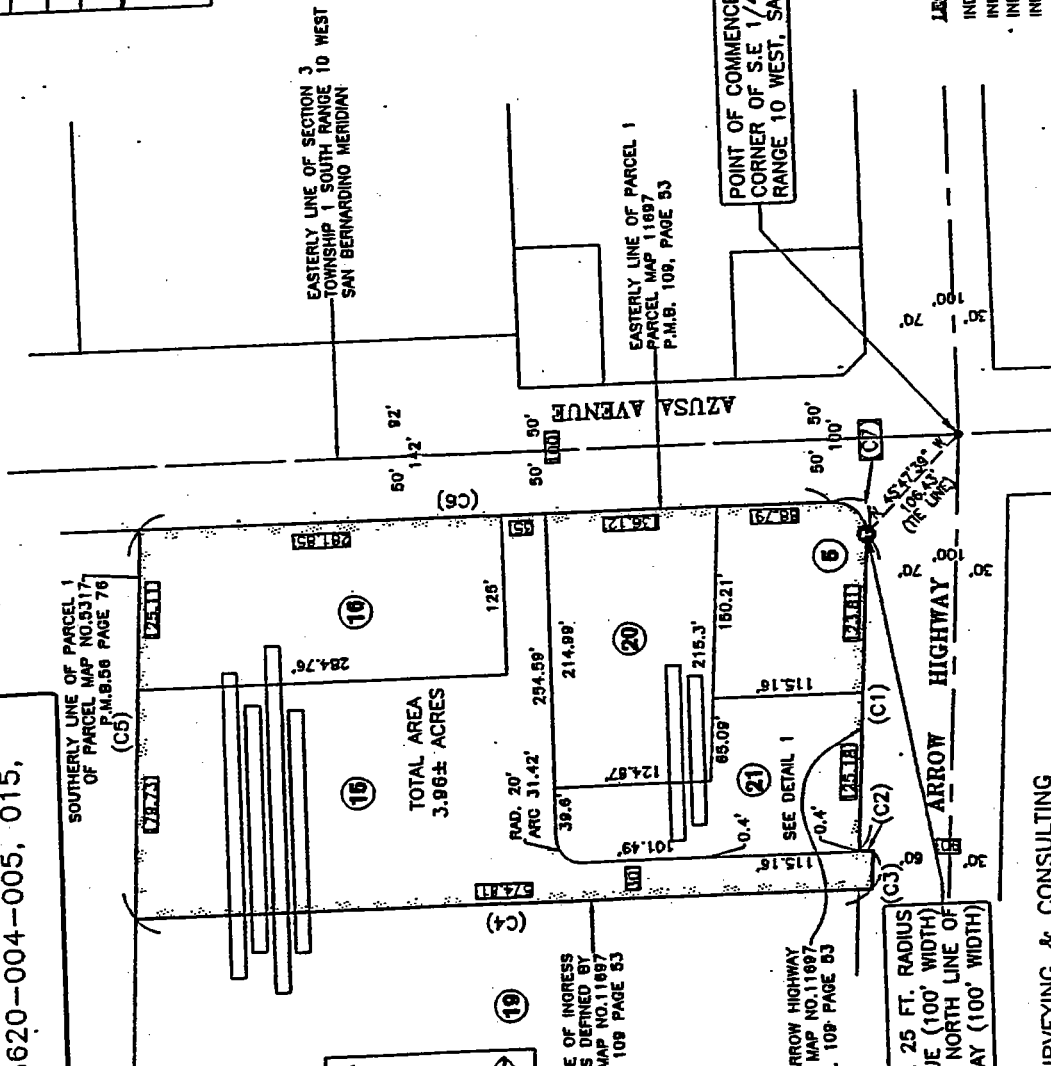
WESTERLY LINE OF INGRESS
 EGRESS EASEMENT AS DEFINED BY
 PARCEL MAP NO. 11887
 P.M.B. 108 PAGE 53

NORTHERLY LINE OF ARROW HIGHWAY
 PER PARCEL MAP NO. 11887
 P.M.B. 108 PAGE 53

P.O.B. POINT AT END OF A 25 FT. RADIUS
 CURVE FROM AZUSA AVENUE (100' WIDTH)
 TO THE NORTH LINE OF
 ARROW HIGHWAY (100' WIDTH)

SOUTHERLY LINE OF PARCEL 1
 OF PARCEL MAP NO. 5317
 P.M.B. 56 PAGE 76

TOTAL AREA
 3.96± ACRES



COURSE TABLE

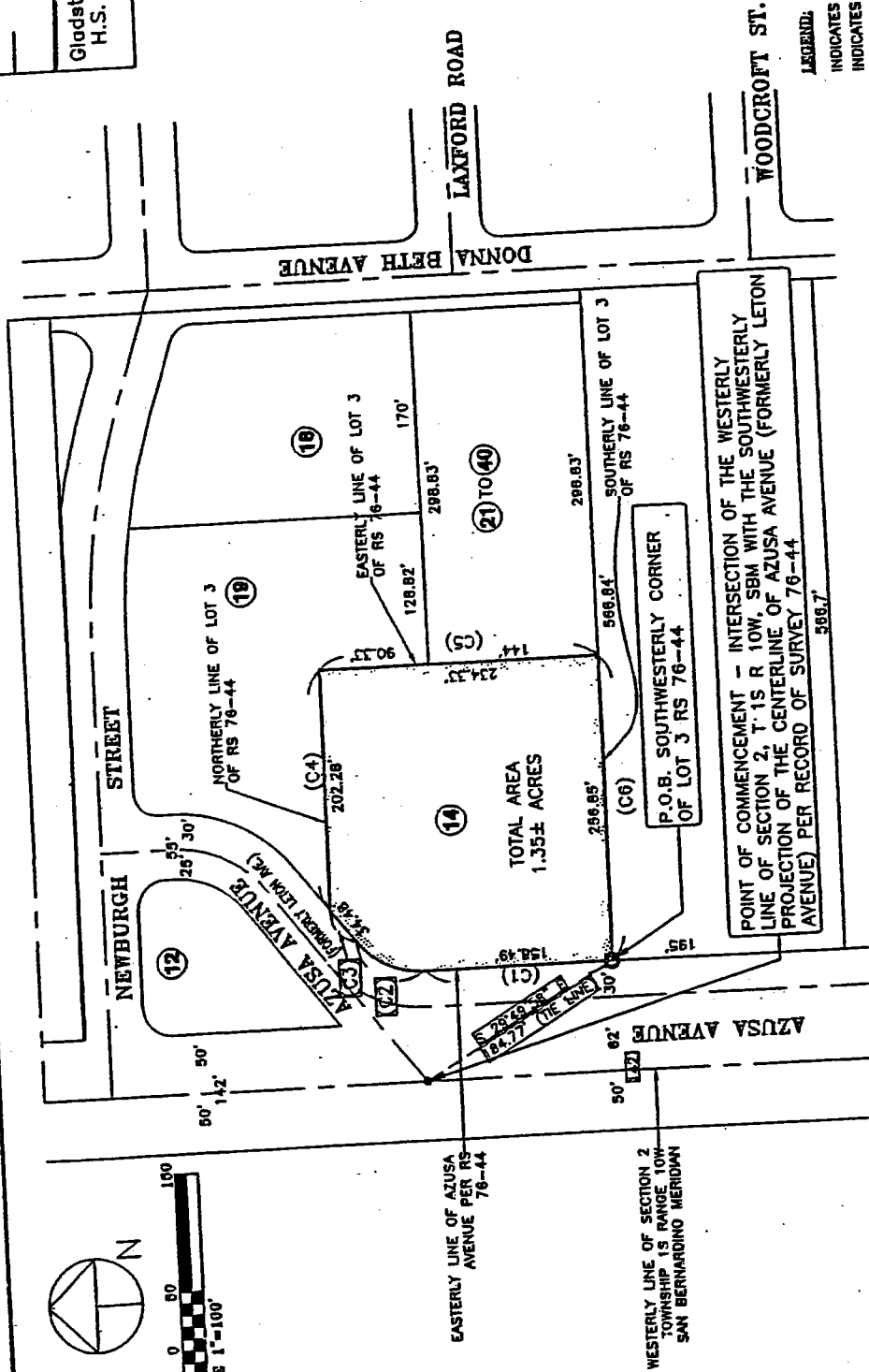
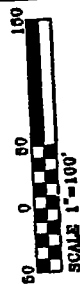
COURSE	BEARING	DISTANCE
(C1)	N 86°55'17"W	248.89'
(C2)	S 00°01'48"W	10.01'
(C3)	N 86°55'17"W	30.04'
(C4)	N 00°01'48"E	974.81'
(C5)	S 87°32'52"E	304.84'
(C6)	S 00°01'48"W	841.76'
(C7)		
	Rad: 25.00'	Ar: 40.80'
	Tan: 28.37'	Delta: 93°02'55"
	Chd: S 46°33'16"W	36.28'

LEGEND:

- INDICATES BOUNDARY DESCRIBED HEREIN
- INDICATES POINT OF BEGINNING
- INDICATES POINT OF COMMENCEMENT
- INDICATES ASSESSOR'S PARCEL NUMBER (8620-004-XX)

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 14
 ASSESSOR'S REFERENCE: 8621-024-014



COURSE TABLE

COURSE	BEARING	DISTANCE
(C1)	N 0°01'48"E	188.49'
(C2)	Rad: 70.00' Chd: 14.92'	Ar: 84.14' Dlat: 52.30'00"
(C3)	Chd: N 28°16'48"E	61.92'
(C4)	N 82°31'48"E	34.48'
(C5)	S 89°54'53"E	202.28'
(C6)	S 07°04'20"W	234.33'
	S 89°55'12"W	258.85'

LEGEND:

○ INDICATES BOUNDARY DESCRIBED HEREIN

● INDICATES POINT OF BEGINNING

— INDICATES POINT OF COMMENCEMENT

— INDICATES ASSESSOR'S PARCEL NUMBER (8621-024-XX) —

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

AGENCY: CITY OF AZUSA
 PROJECT: REDEVELOPMENT PROJECT, CENTRAL
 BUSINESS DIST. PROJECT, 8TH. AMENDMENT
 AREA 15
 ASSESSOR'S REFERENCE: 8621-024-012



NORTHERLY LINE OF N.W. 1/4 OF S.W. 1/4
 OF S.W. 1/4 OF SECTION 2 T 15 R 10W
 SAN BERNARDINO MERIDIAN

NORTHERLY LINE OF
 LOT 1 OF RS 76-44

NEWBURGH STREET

EAST AND SOUTHEASTERLY LINE OF
 LOT 1 OF RS 76-44

TOTAL AREA
 0.39± ACRES

EASTERLY LINE OF AZUSA
 AVENUE PER RS-
 76-44

AZUSA AVENUE

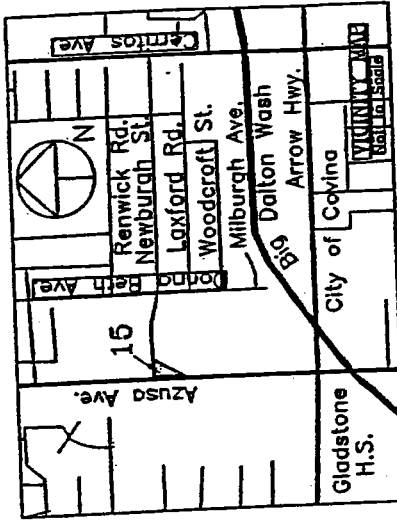
WESTERLY LINE OF
 SECTION 2 T 15 R 10W,
 SAN BERNARDINO MERIDIAN

DONNA BETH AVENUE

LAXFORD ROAD

WOODCROFT ST.

POINT OF COMMENCEMENT - INTERSECTION OF THE WESTERLY
 LINE OF SECTION 2, T 15 R 10 W, SBM WITH THE SOUTHWESTERLY
 PROLONGATION OF THE CENTERLINE OF AZUSA AVENUE (FORMERLY LETON
 AVENUE) PER RECORD OF SURVEY 76-44.



COURSE	BEARING	DISTANCE
(C1)	N 00°01'48"E	144.98'
(C2)	Red: 25.00' Tori: 25.02' Chd: N 45°03'27"E	Arcl: 39.29' Deltat: 80°03'19" 35.37'
(C3)	S 89°54'53"E	70.98'
(C4)	Red: 25.00' Tori: 25.02' Chd: S 44°54'53"E	Arcl: 39.27' Deltat: 80°00'00" 35.36'
(C5)	S 00°05'07"W	9.47'
(C6)	Red: 72.80' Tori: 35.21' Chd: S 26°16'28"W	Arcl: 66.36' Deltat: 82°28'41" 64.07'
(C7)	S 52°31'48"W	128.07'

LEGEND:
 ○ INDICATES BOUNDARY DESCRIBED HEREIN
 — INDICATES POINT OF BEGINNING
 — INDICATES POINT OF COMMENCEMENT
 — INDICATES ASSESSOR'S PARCEL NUMBER (8608-024-XX) —

MAP PREPARED BY: SOLOFF SURVEYING & CONSULTING
 DATE: 6/19/01

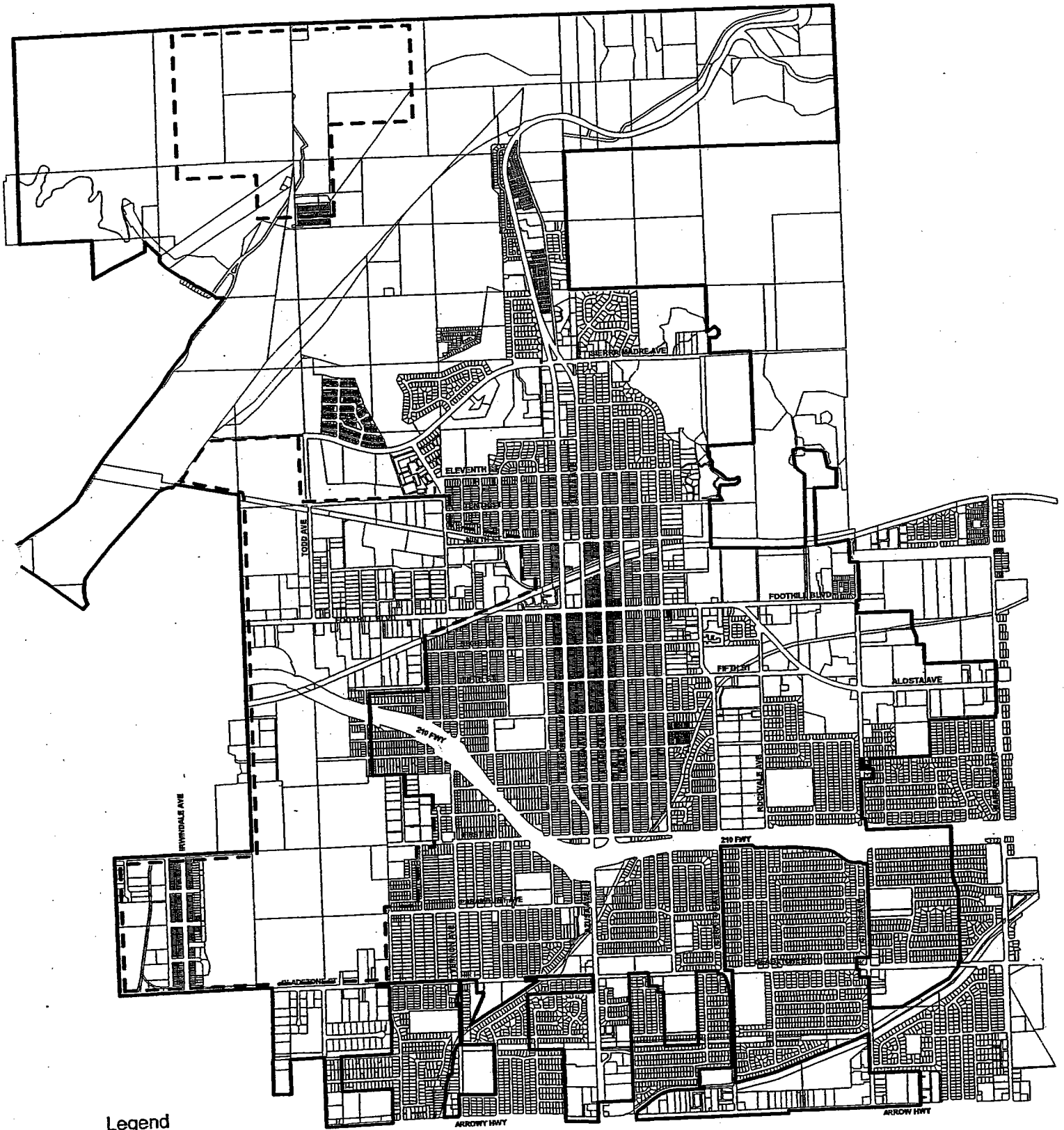
Exhibit "A-3"

REDEVELOPMENT PLAN MAP

West End Redevelopment Project Area



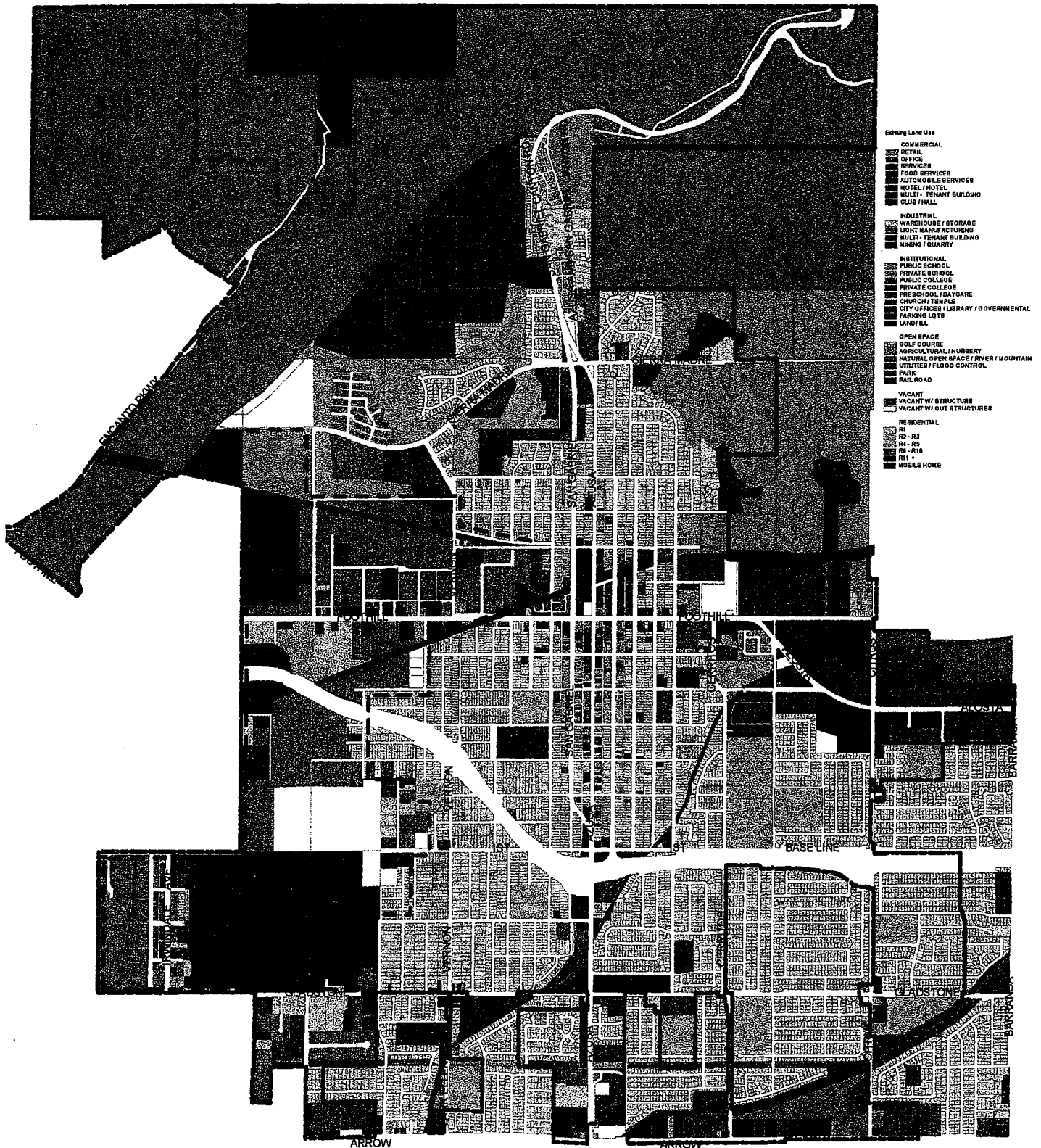
City of Azusa West End



Legend

- City Limits
- West End

"Exhibit A-3"



EXHIBITS "B-1," "B-2," and "B-3"

LEGAL DESCRIPTION OF MERGED PROJECT AREA

Exhibit "B-1"	Central Business District Redevelopment Project Area (Including Areas Added by Amendment Nos. 1, 2, 3, and 5)
Exhibit "B-2"	Central Business District Project Eighth Amendment Areas
Exhibit "B-3"	West End Redevelopment Project Area

LEGAL DESCRIPTION OF MERGED PROJECT AREA

Exhibit "B-1"

**Central Business District Redevelopment Project Area
(Including Areas Added by Amendment Nos. 1, 2, 3, and 5)**

REDEVELOPMENT AGENCY OF THE CITY OF AZUSA
AZUSA, CALIFORNIA

REDEVELOPMENT PLAN
FOR THE
AZUSA CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT

Adopted September 18, 1978

Ordinance No. 2062

Amended July 2, 1979

Ordinance No. 2077

PROPOSED
REDEVELOPMENT PLAN
FOR THE
AZUSA CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

I. [§ 100] INTRODUCTION

The Redevelopment Plan ("Plan") for the Azusa Central Business District Redevelopment Project ("Project") consists of the Text and the Redevelopment Plan Map ("Map"). This Plan has been prepared by the Redevelopment Agency of the City of Azusa ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et seq.

II. [§ 200] PROJECT AREA BOUNDARY

The boundary of the Azusa Central Business District Redevelopment Project area ("Project area") is illustrated on the Map. The legal description of the boundary of the Project area is as follows:

That certain real property in the City of Azusa, County of Los Angeles, State of California, described as follows:

AREA 1

Beginning at the southeast corner of Lot 38, Block 77 of the Map of Azusa recorded in Book 15, Pages 93-96 of map records in the Office of the County Recorder of Los Angeles County; said point also being the northwest corner of First Street and the alley between Azusa Avenue and Alameda Avenue as it existed January 6, 1967; thence northerly 125 feet to the northerly line of Parcel 3 of Parcel Map recorded in Book 4, Page 87, of Parcel Maps; thence westerly along this northerly line to the easterly right of way line of Azusa Avenue (100 feet wide); thence northwesterly to the northeast corner of Lot 16, Block 76, of said Map of Azusa; thence westerly along the northerly line of Lot 16 to the northwest corner thereof; thence westerly to the northeast corner of Lot 60, Block 76, of said Map of Azusa; thence northerly along the westerly right of way line of the alley between San Gabriel Avenue and Azusa Avenue to the westerly right of way line of San Gabriel Avenue (80 feet wide); thence continuing northwesterly along the westerly right of way line of San Gabriel Avenue through its various courses to the southeast corner of Lot 12, Block 70, of said Map of Azusa, said point also being the north-

west corner of Second Street and San Gabriel Avenue (100 feet wide); thence easterly along the northerly right of way line of Second Street (60 feet wide) to the southeast corner of Lot 24, Block 69, of Map of Azusa, said point also being the northwest corner of Second Street and the alley between Azusa Avenue and San Gabriel Avenue; thence northerly along the westerly right of way line of last mentioned alley (20 feet wide) to the southeast corner of Lot 34, Block 53 of Map of Azusa, said point being 250 feet south of the southwest corner of Fifth Street and the alley between San Gabriel Avenue and Azusa Avenue; thence westerly along the southerly line of said Lot 34 to the easterly right of way line of San Gabriel Avenue (100 feet wide); thence westerly to the southeast corner of Lot 10, Block 54 of said Map of Azusa; thence northerly along said westerly line of San Gabriel Avenue to the centerline of Lot 10, Block 43 of Map of Azusa, said point being 237.5 feet southerly of the southwest corner of San Gabriel Avenue and Sixth Street; thence westerly along said centerline of Lot 10 to the easterly right of way line of the alley between San Gabriel Avenue and Angeleno Avenue; thence southwesterly to the southeast corner of Lot 29, Block 43 of Map of Azusa, said point lying in the westerly right of way line of last mentioned alley and being 250 feet south of the southerly right of way line of Sixth Street; thence northerly along the westerly line of last mentioned alley to a point that is 275 feet southerly of the south line of Foothill Boulevard (100 feet wide); thence easterly to the southeast corner of Lot 37, Block 38, of Map of Azusa, thence northerly to the northeast corner of Lot 38, Block 38, Map of Azusa; thence westerly along the northerly line of Lot 38 and its westerly prolongation to the west line of the alley between San Gabriel Avenue and Angeleno Avenue; said point being 225 feet south of the southerly right of way line of Foothill Boulevard; thence northerly to the northeast corner of Lot 15, Block 38, Map of Azusa; thence westerly to the northwest corner of said Lot 15 to a point in the easterly right of way line of Angeleno Avenue; thence westerly to the southeast corner of Lot 1, Block 39 of Map of Azusa, said point being at the westerly right of way line of Angeleno Avenue; thence westerly 50 feet to the southwest corner of said Lot 1; thence northerly 150 feet to the northwest corner of said Lot 1, said point being in the southerly right of way line of Foothill Boulevard; thence northerly to the southwest corner of Lot 1, Block 26 of Map of Azusa, said point being in the northerly right of way line of Foothill Boulevard; thence 50 feet east to the northwest corner of Foothill Boulevard and Angeleno Avenue; thence northerly along the westerly right of way line of Angeleno Avenue (80 feet wide) to the northeast corner of Lot 22, Block 26, Map of Azusa; thence northeasterly along the southwesterly right of way line of the Atchison, Topeka and Santa Fe Railroad to a point which is on the center line of Angeleno Avenue (80 feet wide); thence northerly along said center line of Angeleno Avenue and its northerly prolongation to the northerly right of way line of the Atchison, Topeka and Santa Fe Railroad; thence northeasterly along the northerly Railroad right of way line to the intersection with the east right of way line of the alley between Angeleno Avenue and San Gabriel Avenue; thence northerly along said mentioned line to a point on the northerly right of way line of the Atchison, Topeka and Santa Fe Railroad, said point

being 30 feet south measured at right angles from the southeasterly line of Lot 25, Block 22, Map of Azusa; thence northeasterly along said northwesterly line of the Atchison, Topeka and Santa Fe Railroad right of way to a point on the westerly right of way line of San Gabriel Avenue; thence northerly along said westerly right of way line of San Gabriel Avenue to the southeast corner of Lot 24, Block 22, Map of Azusa; thence northeasterly to a point on the easterly right of way line of San Gabriel Avenue, said point being the southwest corner of Lot 45, Block 21, Map of Azusa; thence, northerly to the northwest corner of Lot 43, Block 21, Map of Azusa; thence easterly 140 feet along the northerly line of said Lot 43; thence continuing easterly 10 feet along the easterly prolongation of the northerly line of said Lot 43; thence southerly 60.03 feet to a point which is the most southerly line of Parcel 1 of Parcel Map recorded in Book 4, Page 77; thence northeasterly along the north line of said Railroad right of way to its intersection with the westerly right of way line of Azusa Avenue (80 feet wide); thence northerly along the westerly right of way line of Azusa Avenue to the southwest corner of Azusa Avenue and Ninth Street (60 feet wide), as it existed December 27, 1966; thence westerly along the south line of Ninth Street to the southeast corner of Ninth Street and San Gabriel Avenue as it existed December 27, 1966; thence northerly to the southwest corner of Lot 24, Block 12 of Map of Azusa, said point also being the northeast corner of Ninth Street and San Gabriel Avenue; thence northerly on the easterly right of way line of said San Gabriel Avenue (100 feet wide) to the southwest corner of Lot 22, Block 12, of Map of Azusa, said point being 100 feet north of the northerly line of Ninth Street; thence easterly along the southerly line of said Lot 22 and its easterly prolongation to the northwest corner of Lot 11, Block 12, Map of Azusa; thence easterly along the northerly line of Lot 11 to the westerly right of way line of Azusa Avenue; thence easterly to the southwest corner of Lot 22, Block 13, Map of Azusa; thence south along the easterly right of way line of Azusa Avenue to the northeast corner of Azusa Avenue and Ninth Street as it existed July 19, 1963; thence easterly along the northerly right of way line of Ninth Street to the northwest corner of Alameda Avenue and Ninth Street; thence northerly along the westerly right of way line of Alameda Avenue (100 feet wide) 100 feet to the southeast corner of Lot 10, Block 13 of Map of Azusa, said point being 100 feet north of the northerly line of Ninth Street; thence easterly to the southwest corner of Lot 22, Block 14 of Map of Azusa; thence easterly along the south line of Lot 22 and its easterly prolongation to the easterly right of way line of the alley between Alameda Avenue and Dalton Avenue; thence southerly along the easterly right of way line of the last mentioned alley to the northeast corner of Ninth Street and last mentioned alley; thence easterly along the northerly right of way line of Ninth Street to the northeast corner of Ninth Street and Soldano Avenue (80 feet wide); thence southerly along the easterly right of way line of Soldano Avenue to a point of intersection with the northeast prolongation of the southeast right of way line of Santa Fe Avenue (60 feet wide); thence southwesterly along the southerly line of Santa Fe Avenue to the northwest corner of Lot 32, Block 29 of Map of Azusa, said point lying in the easterly right of way line of the alley between Azusa Avenue and Alameda Avenue; thence southerly along the easterly right of way

line of last mentioned alley to the southwest corner of Lot 49, Block 29, of Map of Azusa, said point being 150 feet northerly of the northerly line of Foothill Boulevard; thence easterly along the southerly line of Lot 49 and its easterly prolongation to the easterly right of way line of Alameda Avenue; thence southerly along the easterly line of Alameda Avenue to the southeast corner of Sixth Street and Alameda Avenue; thence westerly along the southerly line of Sixth Street to the southeast corner of Sixth Street and the alley between Alameda and Azusa Avenues; thence southerly along the easterly right of way line in last mentioned alley to the southwest corner of Lot 8, Block 77, of Map of Azusa, said point also being 550 feet north of the northerly line of First Street; thence easterly along the southerly line of said Lot 8, to the westerly line of Alameda Avenue; thence easterly to the easterly right of way line of Alameda Avenue, said point also being the northeast corner of Alameda Avenue and the alley between Second Street and First Street; thence southerly along the easterly right of way line of Alameda Avenue to the southerly right of way line of First Street (80 feet wide); thence westerly along the southerly right of way of First Street 135 feet, more or less, to its intersection with the ramp right of way line of Interstate Highway 210; thence southerly and westerly along said Interstate route right of way line and its easterly prolongation to its intersection with the westerly right of way line of Azusa Avenue (100 feet wide) as it existed on March 10, 1978; thence northerly along the westerly right of way line of Azusa Avenue and its northerly prolongation to the intersection of the northerly line of First Street (80 feet wide); thence easterly along the northerly right of way line of First Street to the point of beginning.

AREA 2

Beginning at the intersection of the westerly right of way line of Azusa Avenue and the southerly lot line of Lot 7 of Tract No. 13426, as shown on a map recorded in Book 268, Page 40, of Maps, in the office of the Los Angeles County Recorder; thence westerly along the southerly line of said Lot 7 to the southwest corner thereof, said point also lying in the easterly right of way of the alley between San Gabriel Avenue and Azusa Avenue; thence northerly on said easterly alley right of way line 196 feet, more or less, to the southerly right of way line of Interstate Highway Route 210; thence easterly along said southerly right of way line through its various courses to the westerly right of way line of Azusa Avenue; thence southerly along the westerly right of way line of Azusa Avenue.

AREA 3

Parcel 2 of Parcel Map No. 2426, recorded in Book 35, Page 9 of Parcel Maps in the office of the County Recorder of Los Angeles County and Parcel 2 of the parcel map recorded in Book 12, Page 39 of Parcel Maps in the office of the County Recorder of said county. Said land being situated at the northwest corner of Azusa Avenue and Gladstone Street and having a depth of 250 feet on Azusa Avenue and 363.80 feet on Gladstone Street.

AREA 4

That portion of Lot 56 of said Subdivision No. 2 of Azusa Land and Water Co. in the City of Azusa, County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Maps in the Office of the County Recorder of said County described as follows:

Beginning at the intersection of the Westerly lot line of said Lot 56 and Tenth Street, 60 feet wide; thence East 650 feet along the Northerly right-of-way of said Tenth Street to the true point of beginning; thence North $16^{\circ} 27' 45''$ West a distance of 932.02 feet to a point on the Southerly right-of-way of Sierra Madre Boulevard, 100 feet wide; thence Northeasterly along the Southerly right-of-way of said Sierra Madre Boulevard, 430.18 feet to a curve that is concave Southwesterly and having a radius of 25.00 feet; thence along said curve Southeasterly 36.07 feet through an arc of $82^{\circ} 34' 00''$ to a line which is the most Westerly line of Vernon Avenue, 100 feet wide; thence south $29^{\circ} 37' 42''$ East 905.62 feet to a curve concave Southwesterly having a radius of 460.53 feet; thence along said curve Southwesterly 180.20 feet through an arc of $22^{\circ} 37' 43''$ to a curve concave Northwesterly having a radius of 25.00 feet; thence along said curve Southwesterly 42.31 feet through an arc of $96^{\circ} 57' 38''$ to a line which is the most Northern right-of-way line of Tenth Street; thence West along said right-of-way line 662.83 feet to the true point of beginning.

AREA 5

All of Tract 20894 in the City of Azusa, County of Los Angeles, State of California, as per map recorded in Book 903, Pages 75-80 of Maps in the Office of the County Recorder of said County described as follows:

Beginning at the Southeast corner of Lot 24, Tract 20894, as recorded in Book 903, Pages 75-80 of Official Maps of Los Angeles County Recorder; thence North $0^{\circ} 33' 04''$ East 941.55 feet to the Southeast corner of Lot 1, Tract 20894; thence North $40^{\circ} 29' 16''$ West a distance of 79.77 feet to the Southerly right-of-way of Sierra Madre Boulevard, 100 feet wide; thence Southeast along the Southerly right-of-way of said Sierra Madre Boulevard 486.33 feet to a curve concave Southeasterly having a radius of 25.00 feet; thence along said curve Southwesterly 40.05 feet through an arc of $91^{\circ} 46' 39''$ to a line which is the most Easterly line of Vernon Avenue, 100 feet wide; thence South $29^{\circ} 37' 54''$ East a distance of 729 feet, more or less, to a curve that is concave Northeasterly and having a radius of 25.00 feet; thence along said curve 36.96 feet through an arc of $84^{\circ} 42' 32''$ to a line which is the most Northerly right-of-way line of Tenth Street; thence along said Northerly right-of-way line of Tenth Street 78.05 feet to the point of beginning.

AREA 6

PARCEL 1:

All that portion of Lot 83 of Azusa Land and Water Co.'s Subdivision No. 2 in the City of Azusa, in the County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Miscellaneous Records, in the office of the County Recorder of said County described as follows:

Beginning at a point on the Northerly line of Tenth Street, which point is 60 feet North of the Southeast corner of said Lot 83; thence West along the Northerly line of Tenth Street 205 feet, more or less, to the Southeast corner of Lot 3, Tract 14540, as recorded in Map Book 300, Pages 19 and 20, of Maps of the County Recorder; thence along the East boundary of said Tract 14540 377 feet to a two-inch pipe set in concrete; thence North 20 degrees East 81.63 feet to a two-inch pipe set in concrete; thence North 6 degrees 15 minutes West 701.75 feet to a point in a cement ditch, said point being in the dividing line between Lots 83 and 79 to 82 inclusive of the aforesaid Azusa Land and Water Co.'s Subdivision No. 2 from said point a two-inch pipe bears South 6 degrees 15 minutes East 3.5 feet; thence South 57 degrees 00 minutes 00 seconds East 120 feet to a two-inch pipe set in concrete; thence South 32 degrees 44 minutes 55 seconds East 441.10 feet to a two-inch pipe set in concrete; thence South 23 degrees 00 minutes West 130.02 feet to a two-inch pipe set in concrete; thence due South 669.90 feet to a two-inch pipe set in concrete; said point being in the North line of Tenth Street, and the true point of beginning.

PARCEL 2:

That portion of Lot 84 of Subdivision No. 2 of Azusa Land and Water Co.'s Subdivision, in the City of Azusa, in the County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Northerly line of 10th Street, which point is 60 feet North of the Southwest corner of said Lot 84, which point is marked by two-inch pipe set in concrete; thence East along the Easterly prolongation of the Northerly line of 10th Street, a distance of 70.40 feet to a point; thence North a distance of 180 feet to a point; thence East a distance of 122 feet to a point; thence North a distance of 103 feet to a point; thence North 88 degrees 56 minutes East a distance of 313 feet to a point; thence North 71 degrees 12 minutes East a distance of 60 feet to a point; thence North 42 degrees 1 minute East a distance of 53 feet to a point; thence North 5 degrees 58 minutes West a distance of 73 feet to a point; thence South 69 degrees 31 minutes West a distance of 80.71 feet to a point; thence South 83 degrees 29 minutes West, a distance

of 54 feet to a point; thence 88 degrees 50 minutes West, a distance of 70 feet to a point; thence North 60 degrees 35 minutes West a distance of 43 feet to a point; thence North 44 degrees 26 minutes West a distance of 122 feet to a point; thence North 55 degrees 13 minutes West a distance of 209 feet to a point; thence North 29 degrees 47 minutes West a distance of 50 feet to a point; thence North 9 degrees 43 minutes East, a distance of 80.45 feet to a point; thence North 32 degrees 43 minutes West, a distance of 62.73 feet to a two-inch pipe set in concrete in the Westerly line of said Lot 84; thence South 22 degrees 58 minutes West along said Westerly line of a distance of 130.04 feet to a two-inch pipe set in concrete; thence South 670.35 feet along said Westerly line to a place of beginning.

PARCEL 3:

That portion of Lot 84 of Subdivision No. 2, of Azusa Land and Water Co.'s Subdivision, in the City of Azusa, County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Northerly line of 10th Street, which point is 60 feet North of the Southwest corner of said Lot 84, which point is marked by a two-inch pipe set in concrete; thence East along the Easterly prolongation of said Northerly line of Tenth Street 70.04 feet to the true point of beginning; thence North 180 feet to a point; thence East 122 feet to a point; thence South 74.98 feet to a two-inch iron pipe; thence South 29 degrees 47 minutes 30 seconds East, 119.90 feet to a point in the Easterly prolongation of said Northerly line of Tenth Street; thence West along said prolongation 181.56 feet to the true point of beginning.

PARCEL 4:

That portion of Lot 84 of Subdivision No. 2 of Azusa Land and Water Co.'s Subdivision, in the City of Azusa, in the County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Northerly line of 10th Street, which point is 60 feet North of the Southwest corner of said Lot 84, which point is marked by a two-inch pipe set in concrete; thence East along the Easterly prolongation of the Northerly line of Tenth Street, a distance of 70.04 feet to a point; thence North a distance of 180 feet to a point; thence East a distance of 122 feet to the true point of beginning; thence North 103 feet to a point; thence North 88 degrees 56 minutes East 33.45 feet to a point; thence South 17 degrees 53 minutes 27 seconds West 108.89 feet to the true point of beginning.

AREA 7

Beginning at the Northwest corner of Lot 89, Tract 20495, thence North 400 feet along the Easterly right-of-way of Rockvale Avenue 60 feet wide to the Southeast corner of Fifth Street and Rockvale Avenue; thence East along the South right-of-way of Fifth Street, 100 feet wide, a distance of 635 feet to a point; thence Southeast 173 feet to a point on the West line of Lot 11, LA CA Map 79 a distance of 120 feet from the Southerly line of Fifth Street; thence South a distance of 283 feet to the Northeast corner of Lot 78, Tract 20495; thence West along the Northerly property lines of Lots 78-89, Tract 20495 a distance of 760 feet to the point of beginning.

AREA 8

Beginning at a point which is the most Northeasterly corner of Lot 14 of Tract 33743 as shown on a map of said Tract recorded in Book 888, Page 56 of Maps in the Los Angeles County Recorder's Office; thence North $0^{\circ} 01' 48''$ East; 150.00 feet to the most Southerly line of Gladstone Street; thence South $89^{\circ} 35' 01''$ East 468 feet, more or less to a point on the City limits; thence South $0^{\circ} 01' 48''$ West 375 feet to a point; thence North $89^{\circ} 35' 01''$ West 120 feet; thence South $81^{\circ} 24' 50''$ West 109.28 feet; thence North $89^{\circ} 35' 01''$ West 106.03 feet; thence North $0^{\circ} 01' 48''$ East 198.49 feet; thence North $89^{\circ} 58' 12''$ West 103.22 feet; thence South $34^{\circ} 27' 16''$ West 11.21 feet to a curve that is concave Southwesterly and having a radius of 45 feet; thence along said curve Northwesterly 22.99 feet through an arc of $29^{\circ} 16' 35''$ to a line which is the most Easterly line of said Lot 14; thence North $0^{\circ} 01' 48''$ East 43.21 feet to the point of beginning.

Area 9

Beginning at the southeast corner of Lot 38, Block 77 of the Map of Azusa recorded in Book 15, pages 93 - 96, of map records in the Office of the County Recorder of Los Angeles County; said point also being the northwest corner of First Street and the alley between Azusa Avenue and Alameda Avenue as it existed January 6, 1967, thence northerly 125.00 feet to the northerly line of Parcel 3 of Parcel Map recorded in Book 4, page 87, of Parcel Maps; thence westerly along this northerly line to the easterly right of way line of Azusa Avenue (100.00 feet wide); thence northwesterly to the northeast corner of Lot 16, Block 76, of said Map of Azusa; thence southerly 200.00 feet along the west right of way line of Azusa Avenue to the northwest intersection of First Street and Azusa Avenue; thence easterly along the northerly right of way line of First Street to the Point of Beginning.

Area 10

All of Lots 35 and 36 of Block 53 of Maps of Azusa Per Maps recorded in Book 43, page 44. Beginning at the southeast corner of Lot 36; thence west 140.00 feet to the southwest corner of said lot; thence continuing westerly 100.00 feet to the west right of way line of San Gabriel Avenue; thence north 50.00 feet along the west right of way line of San Gabriel Avenue; thence east 100.00 feet to the northwest corner of Lot 35, said point being on the east right of way line of San Gabriel Avenue; thence continuing east 140.00 feet to the northeast corner of Lot 35; thence south 50.00 feet to the Point of Beginning.

PROPOSED
SECOND AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
AZUSA CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

APRIL 1981

REDEVELOPMENT AGENCY OF THE CITY OF AZUSA
AZUSA, CALIFORNIA

REDEVELOPMENT AGENCY OF THE CITY OF AZUSA
AZUSA CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT
GENERAL DESCRIPTION OF THE AMENDED BOUNDARIES OF THE
AREA WITHIN THE AZUSA CENTRAL
BUSINESS DISTRICT REDEVELOPMENT PROJECT

The original and previous amended boundaries of the Azusa Central Business District Redevelopment Project are legally described in documents recorded with the County Recorder of Los Angeles County as Document No. 78-1039951 on September 19, 1978 and as Document No. 79-776740 on July 16, 1979. The boundaries of the land proposed to be added to the Project area by Amendment No. 2 are legally described as follows:

That certain real property in the City of Azusa, County of Los Angeles, State of California, described as follows:

AREA 11

That portion of Lot 68 of Subdivision No. 2 Azusa Land and Water Company, in the City of Azusa, County of Los Angeles, State of California as per map recorded in Book 43, Page 94 of Maps in the Office of the County Recorder of said County and that portion of Lots 1-7 and 22-24 of Block 26 of the Map of Azusa recorded in Map Book 15, Pages 93-96 of Maps in the Office of the County Recorder, County of Los Angeles described as follows:

Beginning at the southeast corner of Lot 1, Block 26 of the Map of Azusa recorded in Book 15, Pages 93-96 of Maps in the Office of the County Recorder of Los Angeles County; said point also being the intersection of the westerly right-of-way line of Angeleno Avenue (80 feet wide) and northerly right-of-way line of Foothill Boulevard (100 feet wide); thence northerly along said westerly right-of-way line of Angeleno Avenue 300 feet, more or less to the southerly right-of-way line of the Atchison Topeka and Santa Fe Railway right-of-way (100 feet wide); thence southwesterly along said southerly right-of-way line of the Atchison Topeka and Santa Fe Railway 875 feet more or less to the intersection of the northerly right-of-way line of Foothill Boulevard (100 feet wide); thence easterly along said northerly right-of-way line of Foothill Boulevard and its prolongation 825 feet more or less back to the Point of Beginning.

AREA 12

That portion of Lots 16-19 of Block 76 of the Map of Azusa recorded in Book 15, Pages 93-96 of map records in the Office of the County Recorder of Los Angeles County; and that portion of Lots 57-70 and 76-81 of Tract No. 14069 recorded in Map Book 289, Pages 7 and 8 of map records in the Office of the County Recorder of Los Angeles County; and that portion of Block B Lot 1 of Subdivision No. 1 of Lands of Azusa Land and Water Company recorded in MR 16, 17, 18 in the Office of the County Recorder of Los Angeles County; and that portion of Lots 36 and 37 of Tract No. 13963 recorded in Map Book 280, Pages 20 and 21 of map records in the Office of the County Recorder, County of Los Angeles, State of California described as follows:

Beginning at the northeast corner of Lot 16, Block 76 of the Map of Azusa recorded in Book 15, Pages 93-96 of map records in the Office of the County Recorder of Los Angeles County; thence westerly along the northerly line of Lot 16 and its prolongation to the south-east corner of Lot 61, Tract No. 14069; said easterly line of Lot 61 also being the westerly right-of-way line of the alley between San Gabriel Avenue and Azusa Avenue; thence northerly along said westerly right-of-way line of the alley to the intersection of the westerly right-of-way line of San Gabriel Avenue (80 feet wide); thence in a northwesterly direction along the westerly right-of-way line of San Gabriel Avenue and its prolongation through its various courses to the southeast corner of Lot 39, Tract No. 14069, said point also being on the westerly right-of-way line of San Gabriel Avenue; thence southerly along said westerly right-of-way line of San Gabriel Avenue (60 feet wide) 850 feet more or less to its intersection with the northerly right-of-way line of First Street (80 feet wide); thence westerly along said northerly right-of-way line of First Street and its prolongation to its intersection with the westerly right-of-way line of Angeleno Avenue (60 feet wide); thence southeasterly 180 feet more or less to a point, said point being the intersection of the southerly right-of-way line of First Street and the northerly right-of-way line of Interstate Highway 210; thence southeasterly along said Interstate Highway northerly right-of-way line and its prolongation to its intersection with the westerly right-of-way line of Azusa Avenue (100 feet wide); thence northerly along the westerly right-of-way line of Azusa Avenue and its northerly prolongation to the Point of Beginning.

AREA 13

That portion of Lots 1-8 of Block 77 of the Map of Azusa recorded in Book 15, Pages 93-96 of map records in the Office of the County Recorder of the City of Azusa, County of Los Angeles, State of California described as follows:

Beginning at the southwest corner of Lot 8, Block 77 of Map of Azusa recorded in Book 15, Pages 93-96 of map records in the Office of County Recorder of Los Angeles County; said point also being 550 feet more or less north of the northerly line of First Street (80 feet wide); thence easterly along the southerly line of said Lot 8 and its prolongation to the easterly right-of-way line of Alameda Avenue (100 feet wide) said point also being the northeast corner of Alameda Avenue and the alley between Second Street (60 feet wide) and First Street (80 feet wide); thence northerly along said easterly right-of-way line of Alameda Avenue to its intersection with the northerly right-of-way line of Second Street (60 feet wide); thence westerly along said northerly right-of-way line of Second Street to its intersection with the easterly right-of-way line of the alley located between Alameda Avenue and Azusa Avenue; thence southerly along the easterly right-of-way line of said alley and its prolongation to the Point of Beginning.

AREA 14

That portion of Lots 3, 10, 11 and 12 of Block 84 of the Map of Azusa recorded in Book 15, Pages 93-96 and Lots 86, 87 and 88 of Subdivision No. 2 Azusa Land and Water Company in the City of Azusa as per Map recorded in Book 43, Page 94 of Maps in the Office of the County Recorder, County of Los Angeles, State of California described as follows:

Beginning at the northwest corner of Lot 3, Block 84 of the Map of Azusa recorded in Book 15, Pages 93-96 of Maps in the Office of the County Recorder, County of Los Angeles, said point also being the intersection of the easterly right-of-way line of Pasadena Avenue (80 feet wide) and the southerly right-of-way line of Atchison Topeka and Santa Fe Railway (100 feet wide); thence southerly along said easterly right-of-way line of Pasadena Avenue (80 feet wide) to the southwest corner of Lot 3, of said Map of Azusa; thence easterly along the southerly lot line of Lot 3 to southeast corner of Lot 3, Block 84, of said Map of Azusa; thence southerly along the easterly lot lines of Lots 4-9, Block 84 of the Map of Azusa, and the easterly terminus of 8th Street (60 feet wide) to the northeast corner of Lot 10, of said Map of Azusa; thence westerly along the northerly lot line of said Lot 10 138.33 feet; thence southerly 315

feet along a line parallel to, and 138.33 feet from the easterly lot lines of Lots 10-12, Map of Azusa, to a point, said point being on the northerly right-of-way line of Foothill Boulevard (100 feet wide); thence easterly along the northerly right-of-way line of Foothill Boulevard through its various courses 1230 feet more or less, to the intersection of the prolongation of the easterly right-of-way line of Alosta Avenue (90 feet wide); thence southeasterly along said easterly right-of-way line of Alosta Avenue and its prolongation to its intersection with the easterly right-of-way line of Rockvale Avenue (40 feet wide); thence northerly along said easterly right-of-way line of Rockvale Avenue and its prolongation (said easterly right-of-way line of Rockvale Avenue shown in Map Book 43, Page 94 of Maps in the Office of the County Recorder as "No Road") to its intersection with the southerly Atchison Topeka and Santa Fe Railway right-of-way line; thence westerly along said Atchison Topeka and Santa Fe Railway right-of-way line to the Point of Beginning.

AREA 15

That portion of Lot 42, 54 and 55 of Subdivision No. 2 Azusa Land and Water Company in the City of Azusa, County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Maps in the Office of the County Recorder of said County described as follows:

Beginning at the northwest corner of the intersection of the westerly right-of-way line of Vernon Avenue (65 feet wide) and the northerly right-of-way line of 8th Street (30 feet wide); thence westerly along the northerly right-of-way line of 8th Street 963 feet more or less to a point, said point being the intersection of the northerly right-of-way line of 8th Street and the easterly right-of-way line of Georgia Place (30 feet wide); thence northerly along said easterly right-of-way line of Georgia Place 35.64 feet to the southerly lot line of Lot 55 of Subdivision No. 2 Azusa Land and Water Company; thence westerly 1246.29 feet more or less along the southerly lot lines of Lots 42 and 55 of Subdivision No. 2 Azusa Land and Water Company, to a point, said point being on the easterly right-of-way line of Loren Avenue (60 feet wide); thence northerly along said easterly right-of-way line of Loren Avenue 60 feet thence easterly 263.40 feet along a line parallel to and 60 feet from the northerly line of Lot 2 of Tract No. 14072 in the City of Azusa, as shown on a map recorded in Book 282, Pages 20-21 of Maps in the Office of the Los Angeles County Recorder; thence due north 1000 feet more or less to a point, said point being on the southerly right-of-way line of the Southern Pacific Transportation Company (100 feet wide); thence southeasterly along said southerly right-of-way line to its intersection with the westerly right-of-way line of Vernon Avenue (65 feet wide); thence southerly along said westerly right-of-way line through all its various courses to the Point of Beginning.

AREA 16

That portion of the East 1/2, Southeast 1/4, Southeast 1/4 of Section 2 and South 1/2 of South 1/2 of Southeast 1/4 of Section 2 in Township One North, Range 10 West of San Bernardino Meridian, City of Azusa, in the Office of County Recorder of the County of Los Angeles, State of California and described as follows:

Beginning at the intersection of the North Line of the South 1/2 of the South 1/2 of the Southeast 1/4 of Section 2 in Township One North, Range 10 West of San Bernardino Meridian and the westerly right-of-way line of Citrus Avenue (70 feet wide), said point also being located on the City Boundary of the City of Azusa; thence south, west, south and west along said City of Azusa City Boundary to a point established by a line having a bearing of North 0° 22' 29" East a distance of 370 feet from the westerly right-of-way line of Citrus Avenue (70 feet wide) and the intersection of said City Boundary; thence North 0° 22' 29" East 527.52 feet to a point; thence North 41° 22' 47" East to a point, said point being on the westerly right-of-way line of Citrus Avenue (80 feet wide) and the City Boundary of said City; thence south along said City Boundary back to the Point of Beginning.

PROPOSED
THIRD AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
AZUSA CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

REDEVELOPMENT AGENCY OF THE CITY OF AZUSA
AZUSA, CALIFORNIA

**LEGAL DESCRIPTION FOR ADDED AREA NO. 17 OF THE
AZUSA CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT,
AMENDMENT THREE**

That portion of Rancho Azusa De Dalton bounded by Lots 72, 73, 74, and 75 of Subdivision No. 2, Azusa Land and Water Company as per map recorded in Book 43, Page 94 of Miscellaneous Records, in the Office of the County Recorder of the County of Los Angeles.

Except therefrom those portions lying westerly and northwesterly of the centerline of the State Highway known as Road VII-LA-62-A, also known as San Gabriel Canyon Road, as shown on County Surveyor's Map No. B-1140 on file in the Office of the Surveyor of said County, as conveyed to the State of California by Deed recorded in Book 14737, Page 44 of Official Records of said County.

Also except therefrom those portions lying easterly and northeasterly of the easterly line of Azusa and San Gabriel Canyon Road as described in the Deeds recorded in Book 1369, Page 87 of Deeds and in Book 6701, Page 219 of Deeds, Records of said County.

Also except therefrom that portion of Lot 72 described as follows:

Beginning at the northeasterly corner of the Parcel of land described in the Deed to Raymond Raido and Wife, recorded in Book 23386, Page 297, Official Records of said County said corner being a point in the westerly line of Azusa and San Gabriel Canyon Road, as described in the Deed to the County of Los Angeles, Recorded in Book 6701, Page 219 of Deeds, Records of said County, distant thereon north 4 degrees 13' West 641.13 feet from the intersection of said westerly line with the northeasterly line of the 100 foot strip of land described in the Deed to the State of California, Recorded in Book 14689, Page 269, Official Records; thence, west in a direct line to a point in the center line of said 100 foot strip of land, thence southerly along said center line to its intersection with the southerly prolongation of the easterly line of Azusa and San Gabriel Canyon Road; thence northerly along said prolongation and said easterly line to the easterly prolongation of the northerly line of the parcel of land described in said deed to Raymond Raido and Wife. Thence westerly along said easterly prolongation to the point of beginning.

**LEGAL DESCRIPTION FOR ADDED AREA NO. 18 OF THE AZUSA CENTRAL
BUSINESS DISTRICT REDEVELOPMENT PROJECT, AMENDMENT THREE**

The westerly 215 feet of Lot 4 in Block 84 of Maps of Azusa Tract as per map recorded in Book 15, Pages 93-96 inclusive of Miscellaneous Records, in the Office of the County Recorder of the County of Los Angeles.

**AMENDMENT NO. V
TO THE
REDEVELOPMENT PLAN FOR THE
AZUSA CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT**

September, 1984

Prepared by:

**CITY OF AZUSA REDEVELOPMENT AGENCY
213 E. Foothill Blvd.
Azusa, California 91702**

and

**MUNICIPAL SERVICES, INC.
712 No. Diamond Bar Blvd.
Diamond Bar, California 91765**

The following is a legal description of the former Miller Brewery Property in the City of Azusa, California:

That portion of Lot 42, 54 and 55 of Subdivision No. 2 Azusa Land and Water Company in the City of Azusa, County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Maps in the Office of the County Recorder of said County described as follows:

Beginning at the northwest corner of the intersection of the westerly right-of-way line of Vernon Avenue (65 feet wide) and the northerly right-of-way line of 8th Street (30 feet wide); thence westerly along the northerly right-of-way line of 8th Street 963 feet more or less to a point, said point being the intersection of the northerly right-of-way line of 8th Street and the easterly right-of-way line of Georgia Place (30 feet wide); thence northerly along said easterly right-of-way line of Georgia Place 35.64 feet to the southerly lot line of Lot 55 of Subdivision No. 2 Azusa Land and Water Company; thence westerly 1246.29 feet more or less along the southerly lot lines of Lots 42 and 55 of Subdivision No. 2 Azusa Land and Water Company, to a point, said point being on the easterly right-of-way line of Loren Avenue (60 feet wide); thence northerly along said easterly right-of-way line of Loren Avenue 60 feet thence easterly 263.40 feet along a line parallel to and 60 feet from the northerly line of Lot 2 of Tract No. 14072 in the City of Azusa, as shown on a map recorded in Book 282, Pages 20-21 of Maps in the Office of the Los Angeles County Recorder; thence due north 1000 feet more or less to a point, said point being on the southerly right-of-way line of the Southern Pacific Transportation Company right-of-way (100 feet wide); thence southeasterly along said southerly right-of-way line to its intersection with the westerly right-of-way line of Vernon Avenue (65 feet wide); thence southerly along said westerly right-of-way line through all its various courses to the Point of Beginning.

LEGAL DESCRIPTION OF MERGED PROJECT AREA

Exhibit "B-2"

Central Business District Project Eighth Amendment Areas

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 1

ASSESSOR'S REFERENCE: 8608-024-004

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being Parcel 1 of Parcel Map recorded in Parcel Map Book 4, Page 77, records of said County, described as follows:

LEGAL DESCRIPTION

Commencing at the intersection of the centerlines of San Gabriel Avenue and 9th Street as said intersection is shown on Parcel Map recorded in Parcel Map Book 16, Page 80, records of Los Angeles County; thence S61°54'35"E 85.03 feet to a point on the southerly line of said 9th Street, also being the northerly terminus of a curve concave to the southeast and having a radius of 25 feet, and said point being the POINT OF BEGINNING; thence along the boundary of said Parcel 1 through the following courses: S89°58'20"E 249.99 feet to the beginning of a curve, tangent at its point of beginning, concave to the southwest with a chord of 35.35 feet and having a radius of 25.00 feet; thence southeasterly along said curve through a central angle of 89°58'20" an arc distance of 39.26 feet; thence South 419.08 feet; thence S69°33'50"W 160.07 feet; thence North 60.03 feet; thence N89°58'20"W 149.99 feet; thence North 414.99 feet to the beginning of a curve, tangent at its point of beginning, concave to the southeast with a chord of 35.36 feet and having a radius of 25.00 feet; thence northeasterly along said curve through a central angle of 90°01'40" an arc distance of 39.28 feet to the POINT OF BEGINNING.
Containing 136,535.41 square feet or 3.13442 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 2

ASSESSOR'S REFERENCE: 8608-017-023

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of the Lemon Tract, as recorded in Book 11 Page 108 of Maps, of said County, described as follows:

Commencing at the intersection of the centerlines of Pasadena Avenue and 9th Street as said intersection is shown on said Lemon Tract; thence N29°44'42"E 80.62' to a point on the westerly line of Lot 8 of said Lemon Tract, said point being the northerly terminus of a curve concave to the northeast and having a radius of 25 feet, and said point being the POINT OF BEGINNING; thence N0°0'0"E 95.00 feet along the westerly line of said Lot 8 to the northerly corner thereon; thence S90°0'0"E 415.00 feet along the northerly line of said Lemon Tract to the northeast corner of Lot 1 of said Tract; thence S0°0'0"E 120.00 feet along the easterly line of said Lot 1 to a point on a line parallel with and distant 45 feet northerly, measured at right angles, from the centerline of said 9th Street; thence N90°0'0"W 390.00 feet along said parallel line to the beginning of a curve, tangent at its point of beginning, concave to the northeast with a chord of 35.36 feet and having a radius of 25.00 feet; thence northwesterly along said curve through a central angle of 90°0'0" an arc distance of 39.27 feet to the POINT OF BEGINNING.

Containing 1.14 acres, more or less.

END OF DESCRIPTION

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

**LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 3**

ASSESSOR'S REFERENCE: 8608-030-015

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of the Lemon Tract, as recorded in Book 11 Page 108 of Maps, of said County, described as follows:

Commencing at a point at the intersection of the centerlines of 9th Street and Pasadena Avenue as said intersection is shown on said Lemon Tract; thence S61°41'57"E 73.82 feet to a point on the southerly line of said 9th Street, said southerly line being distant 35 feet at right angles from the centerline of said 9th Street, said point also being the northeasterly terminus of a curve concave to the southeast and having a radius of 25 feet, and said point being the POINT OF BEGINNING; thence East 390.00 feet along said southerly line to a point on the easterly line of said Lemon Tract; thence South 90.45 feet to the southeast corner of Lot 16 of said Lemon Tract, said point being the point of curve of a non tangent curve concave to the south of which the radius point lies S02°40'26"E a radial distance of 5,779.65 feet; thence westerly through said curve having a central angle of 04°07'45" and an arc distance of 416.51 along the southerly line of Lots 9 through 16 of said Lemon Tract to the southwest corner thereon; thence North 99.85 feet along the westerly line of said Lemon Tract to the beginning of a curve, tangent at its point of beginning, concave to the southeast with a chord of 35.36 feet and having a radius of 25.00 feet; thence northeasterly along said curve through a central angle of 90°00'00" an arc distance of 39.27 feet to the POINT OF BEGINNING. Containing 43,499.05 square feet or 1.00 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 4

ASSESSOR'S REFERENCE: 8608-030-006

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of The Map of Azusa, as recorded in Book 15, Pages 93 to 96 of Miscellaneous Records, records of said County, described as follows:

Commencing at the intersection of the centerlines of 8th Street and Pasadena Avenue as said intersection is shown on said Map of Azusa; thence S86°13'40"E 455.99 feet to the intersection of the easterly line of Lot 8, Block 84 of said Map of Azusa with the southerly line of said 8th Street, said southerly line being parallel with and distant 30' at right angles from the centerline of said 8th Street, and said point being the POINT OF BEGINNING; thence South 120.00 feet along the easterly line of lots 7 and 8, Block 84 of said Map of Azusa to the southerly line of Los Angeles County Assessor's Parcel 8608-030-006, as said Parcel is currently constituted; thence West 415.00 feet along said southerly line to a point on the westerly line of said Lot 8; thence North 105.00 feet along the westerly line of said Lots 7 and 8 to the beginning of a curve, tangent at its point of beginning, concave to the southeast with a chord of 21.21 feet and having a radius of 15.00 feet; thence northeasterly along said curve through a central angle of 90°00'00" an arc distance of 23.56 feet; thence East 400.00 feet to the POINT OF BEGINNING.

Containing 49,751.71 square feet or 1.14 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 5

ASSESSOR'S REFERENCE: 8611-001-046

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of Block 33 of the Map of Azusa, as recorded in Book 15, Pages 93 through 96 of Miscellaneous Records, records of said County, described as follows:

Commencing at the intersection of the centerlines of Foothill Boulevard and Soldano Avenue as said intersection is shown on said Map of Azusa; thence S75°15'23"E 196.47 feet to the northwest corner of Lot 3, Block 33 of said Map of Azusa said point being the POINT OF BEGINNING; thence East 125.00 feet along the northerly line of Lots 1 through 3, Block 33 of said Map of Azusa to the beginning of a curve; tangent at its point of beginning, concave to the southwest with a chord of 35.36 feet and having a radius of 25.00 feet; thence southeasterly along said curve through a central angle of 90°00'00" an arc distance of 39.27 feet to a point on the easterly line of said Lot 1; thence South 150.00 feet along said easterly line to a point on the southerly line of the northerly half of Lot 24, Block 33 of said Map of Azusa; thence West 150.00 feet along said southerly line to a point on the westerly line of said Lot 24; thence North 175.00 feet along the westerly line of said Lot 24 and said Lot 3 to the POINT OF BEGINNING.

Containing 26,115.87 square feet or 0.60 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 6

ASSESSOR'S REFERENCE: 8612-003-013,014,025,026,032,033

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of the Map of Azusa, as recorded in Book 15, Pages 93 through 96 of Miscellaneous Records, and a portion of the Resubdivision of Lots 1 & 2 in Block 83 of Azusa, as recorded in Book 18, Page 72, Miscellaneous Records, records of said County, described as follows:

Commencing at the intersection of the centerlines of Foothill Boulevard and Pasadena Avenue as said intersection is shown on said Map of Azusa; thence S66°30'05"E 125.40 feet to a point on the intersection of the northerly line of Lot 2 of said Resubdivision with the westerly line of the easterly half of said Lot 2, said point being the POINT OF BEGINNING; thence East 125.00 feet along the northerly line of Lots 2 through 4, of said Resubdivision to the northeast corner of said Lot 4; thence South 210.00 feet along the easterly line of said Lot 4 to the southeast corner thereon; thence East 215.00 feet along the southerly line of Lots 5 and 9 of said resubdivision to a point on the easterly line of Lot 3, Block 83 of said Map of Azusa; thence South 105.00 feet along said easterly line to the southeast corner thereon said corner being a point on the northerly line of Lot 4, Block 83 of said Map of Azusa; thence West 415.00 feet along said northerly line to the northwest corner thereon; thence North 105.00 feet along the easterly line of said Pasadena Avenue, said easterly line being parallel with and distant 40 feet easterly, measured at right angles, from said centerline of Pasadena Avenue, to a point on the southerly line of Lot 10 of said Re-Subdivision; thence East 75.00 feet along said southerly line to a point on the southerly prolongation of said easterly half of Lot 2; thence North 210.00 feet along said prolongation and along said easterly half of Lot 2 to the POINT OF BEGINNING.
Containing 69,825.00 square feet or 1.60 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 7

ASSESSOR'S REFERENCE: 8612-001-027 THROUGH 040

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of Tract No. 27346, as recorded in Map Book 699, Pages 22-23, records of said County, described as follows:

Commencing at the intersection of Foothill Boulevard with Alost Avenue as said intersection is shown on said Tract No. 27346; thence S38°17'18"W 283.44 feet to the POINT OF BEGINNING; thence along the northerly, easterly, southerly, and westerly lines of Lots 18 through 31 of said Tract No. 27346 through the following courses:

N89°59'39"E 302.66 feet; thence S40°59'06"E 240.40 feet; thence S49°00'54"W 38.00 feet to the beginning of a curve, tangent at its point of beginning, concave to the east with a chord of 62.53 feet and having a radius of 48.00 feet; thence southerly along said curve through a central angle of 81°16'52" an arc distance of 68.09 feet; thence S32°15'58"E 50.00 feet to the beginning of a curve, tangent at its point of beginning, concave to the west with a chord of 50.01 feet and having a radius of 90.00 feet; thence southerly along said curve through a central angle of 32°15'47" an arc distance of 50.68 feet; thence S00°00'06"E 38.70 feet to the beginning of a curve, tangent at its point of beginning, concave to the northwest with a chord of 21.21 feet and having a radius of 15.00 feet; thence southwesterly along said curve through a central angle of 89°59'20" an arc distance of 23.56 feet; thence S89°59'14"W 187.69 feet to the beginning of a curve, tangent at its point of beginning, concave to the northeast with a chord of 21.22 feet and having a radius of 15.00 feet; thence northwesterly along said curve through a central angle of 90°00'40" an arc distance of 23.56 feet; thence N00°00'06"W 173.34 feet; thence N10°14'10"E 50.01 feet to the beginning of a curve, tangent at its point of beginning, concave to the southwest with a chord of 115.01 feet and having a radius of 70.00 feet; thence northwesterly along said curve through a central angle of 110°28'32" an arc distance of 134.97 feet; thence S79°45'38"W 50.01 feet; thence S89°59'54"W 138.54 feet; thence N00°02'02"W 22.90 feet to the beginning of a curve, tangent at its point of beginning, concave to the east with a chord of 80.77 feet and having a radius of 220.00 feet; thence northerly along said curve through a central angle of 21°09'16" an arc distance of 81.23 feet to the POINT OF BEGINNING.

Containing 95,633.89 square feet or 2.20 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 8

ASSESSOR'S REFERENCE: 8612-001-048,052,053 059 060 063 THROUGH 66,100

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of Tract No. 27346, as recorded in Map Book 699, Pages 22-23, records of said County, described as follows:

Commencing at the intersection of the centerlines of Lime Street and Glenfinnan Avenue as said intersection is shown on said Tract No. 27346; thence S77°01'26"E 133.59 feet to the northeast corner of Lot 32 of said Tract No. 27346, said point being the POINT OF BEGINNING; thence along the northerly, easterly, southerly, and westerly lines of Lots 32 through 39 of said Tract No. 27346 through the following courses:

N89°59'54"E 75.00 feet to the beginning of a curve, tangent at its point of beginning, concave to the southwest with a chord of 35.36 feet and having a radius of 25.00 feet; thence southeasterly along said curve through a central angle of 90°00'00" an arc distance of 39.27 feet; thence S00°00'06"E 210.01 feet to the beginning of a curve, tangent at its point of beginning, concave to the northwest with a chord of 21.21 feet and having a radius of 15.00 feet; thence southwesterly along said curve through a central angle of 89°59'20" an arc distance of 23.56 feet; thence S89°59'14"W 160.03 feet to the beginning of a curve, tangent at its point of beginning, concave to the northeast with a chord of 35.35 feet and having a radius of 25.00 feet; thence northwesterly along said curve through a central angle of 89°58'44" an arc distance of 39.26 feet; thence N00°02'02"W 210.04 feet to the beginning of a curve, tangent at its point of beginning, concave to the southeast with a chord of 21.22 feet and having a radius of 15.00 feet; thence northeasterly along said curve through a central angle of 90°01'56" an arc distance of 23.57 feet; thence N89°59'54"E 85.15 feet to the POINT OF BEGINNING.

Containing 49,662.00 square feet or 1.14 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 9

ASSESSOR'S REFERENCE: 8612-001-010 THROUGH 026

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of Tract No. 27346, as recorded in Map Book 699, Pages 22-23, records of said County, described as follows:

Commencing at the intersection of the centerlines of Lime Street and Glenfinnan Avenue as said intersection is shown on said Tract No. 27346; thence N07°59'37"W 133.59 feet to the beginning of a curve to the left, of which the radius point lies S73°33'20"E, a radial distance of 280.00 feet, said point being the POINT OF BEGINNING; thence along the easterly, southerly, westerly and northerly lines of Lots 1 through 17 of said Tract No. 27346 through the following courses:

Southerly along said curve, through a central angle of 16°28'42", a distance of 80.53 feet; thence S00°02'02"E 271.30 feet; thence S10°12'14"W 50.00 feet to the beginning of a curve, tangent at its point of beginning, concave to the northeast with a chord of 115.00 feet and having a radius of 70.00 feet; thence southeasterly along said curve through a central angle of 110°27'16" an arc distance of 134.95 feet; thence N79°44'58"E 50.01 feet; thence N89°59'14"E 431.03 feet to the beginning of a curve, tangent at its point of beginning, concave to the southwest with a chord of 35.36 feet and having a radius of 25.00 feet; thence southeasterly along said curve through a central angle of 90°00'40" an arc distance of 39.27 feet; thence S00°00'06"E 75.00 feet; thence S89°59'14"W 678.57 feet; thence N00°00'01"W 572.36 feet; thence N89°59'39"E 112.12 feet to the POINT OF BEGINNING.
Containing 114,690.94 square feet or 2.63 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 10

ASSESSOR'S REFERENCE: 8624-021-015 THROUGH 018

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of Parcel Map No. 14845 recorded in Parcel Map Book 153, Pages 1 through 5, records of said County, described as follows:

Commencing at the intersection of the centerlines of Alost Avenue and Fifth Street as said centerlines are shown on said Parcel Map No. 14845; thence S78°36'51"W 253.58 feet to the northwesterly corner of Parcel 1 of said Parcel Map No. 14845, said point being the POINT OF BEGINNING; thence along the northerly, easterly, southerly, and westerly lines of Parcels 1 and 2 of said Parcel Map No. 14845 through the following courses:

N89°59'10"E 229.10 feet to the beginning of a curve, tangent at its point of beginning, concave to the south with a chord of 8.56 feet and having a radius of 15.00 feet; thence easterly along said curve through a central angle of 33°09'31" an arc distance of 8.68 feet to a point of reverse curve concave to the north having a radius of 2,300.00 feet; thence easterly along said curve through a central angle of 24°21'58" an arc distance of 978.12 feet to the point of curve of curve concave to the southwest of which the radius point lies S08°46'44"W a radial distance of 15.00 feet; thence southeasterly along said curve through a central angle of 81°14'46" an arc distance of 21.27 feet; thence S00°01'30"W 779.16 feet; thence N89°58'30"W 1,030.92 feet; thence N00°00'50"W 1,023.23 feet; thence N46°10'47"W 173.28 feet to the POINT OF BEGINNING.
Containing 989,041.11 square feet or 22.71 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 11

. ASSESSOR'S REFERENCE: 8622-023-008 AND 009

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of the Southeast Quarter of Section 2, Township 1 South, Range 10 West, San Bernardino Meridian, described as follows:

Commencing at the intersection of the centerlines of Citrus Avenue and Arrow Highway, said intersection being the Southeast Corner of Section 2, Township 1 South, Range 10 West, San Bernardino Meridian; thence N24°23'06"W 95.48 feet to an angle point in the westerly right of way of Citrus Avenue, said angle point being on a line parallel with and distant 40 feet westerly, measured at right angles, from the centerline of said Citrus Avenue, said angle point being the POINT OF BEGINNING; thence along the southerly, westerly, northerly, and easterly lines of Los Angeles County Assessor's Parcels 8622-023-008 and 8622-023-009, as currently constituted through the following courses:

S45°10'03"W 24.13; thence S89°57'14"W 670.88 feet; thence N00°22'53"E 330.00 feet; thence 89°57'16"E 327.89 feet; thence N00°21'37"E 60.70 feet; thence N89°45'49"E 240.01 feet; thence N00°22'53"E 38.00 feet; thence N89°45'49"E 120.01 feet; thence S00°22'55"W 412.90 feet to the POINT OF BEGINNING.
Containing 253,476.45 square feet or 5.82 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 12

. ASSESSOR'S REFERENCE: 8621-024-001,002,017

A parcel of land in the County of Los Angeles, State of California, being a portion of the Southwest Quarter of Section 2, Township 1 South, Range 10 West, San Bernardino Meridian described as follows:

Commencing at the intersection of the centerlines of Arrow Highway and Azusa Avenue, said intersection being the Southwesterly corner of the Southwest one quarter of Section 2, Township 1 South, Range 10 West, San Bernardino Meridian; thence N08°21'30"E 345.20 feet to the intersection of the easterly right of way of Azusa Avenue, said easterly right of way being a line parallel with and distant 50 feet easterly, measured at right angles, from the centerline of Azusa Avenue, with the south line of the north half of the southwest one quarter of the southwest quarter of the southwest quarter of Section 2, Township 1 South, Range 10 West, San Bernardino Meridian, said point being the POINT OF BEGINNING; thence N89°50'15"E 608.44 feet along said north line to a point on the westerly line of Lot 344, Tract No. 19685, M.B. 505, Pages 8-14; thence S00°04'23"W 172.18 feet along said westerly line and its southerly prolongation to a point on the northwesterly line of the Big Dalton Wash to an angle point thereon; thence S54°40'08"W 81.34 feet along said northwesterly line to an angle point thereon; thence S73°46'36"W 114.46 feet along said northwesterly line to an angle point thereon; thence S54°40'08"W 34.79 feet along said northwesterly line to a point on the northerly right of way of said Arrow Highway, said northerly right of way being parallel with and distant 70 feet northerly, measured at right angles from said centerline of Arrow Highway; thence S89°45'17"W 386.72 feet along said northerly line to an angle point thereon; thence N45°06'27"W 23.98 feet to an angle point in said easterly right of way of Azusa Avenue; thence N00°01'48"E 254.32 feet along said easterly right of way to the POINT OF BEGINNING.
Containing 155,464.01 square feet or 3.57 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 13

ASSESSOR'S REFERENCE: 8620-004-005,015,016,020,021

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of the Southeast Quarter of Section 3, Township 1 South, Range 10 West, San Bernardino Meridian, described as follows:

Commencing at the intersection of the centerlines of Arrow Highway and Azusa Avenue said point being the southeasterly corner of the southeast quarter of Section 3, Township 1 South, Range 10 West, San Bernardino Meridian; thence N45°47'39"W 106.43 feet to a point on the northerly line of Arrow Highway said point being the POINT OF BEGINNING; thence N86°55'17"W 248.59 feet along said northerly line to an angle point thereon; thence S00°01'48"W 10.01 feet along said northerly line to an angle point thereon; thence N86°55'17"W 30.04 feet along said northerly line to an angle point thereon, said angle point being a point on the westerly line of an ingress easement as shown on Parcel Map No. 11697, P.M.B. 109, Page 53; thence N00°01'48"E 574.81 feet along said westerly line to a point on the southerly line of Parcel 1 of Parcel Map No. 5317, P.M.B. 56, Page 76; thence S87°32'52"E 304.84 feet along said southerly line to a point on the easterly line of said Parcel 1; thence S00°01'48"W 541.76 feet along said easterly line to the beginning of a curve, tangent at its point of beginning, concave to the northwest with a chord of 36.28 feet and having a radius of 25.00 feet; thence southwesterly along said curve through a central angle of 93°02'55" an arc distance of 40.60 feet to the POINT OF BEGINNING.
Containing 172,676.26 square feet or 3.96 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

**LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT – EIGHTH AMENDMENT
AREA NO. 14**

ASSESSOR'S REFERENCE: 8621-024-014

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of Record of Survey 76-44, records of said County, described as follows:

Commencing at the intersection of the centerlines of Azusa Avenue and Azusa Avenue (formerly Leton Avenue), as said intersection is shown on said Record of Survey; thence S29°49'58"E 184.77 feet to the southwest corner of Lot 3 of said Record of Survey, said point being the POINT OF BEGINNING; thence along the westerly, northerly, easterly, and southerly lines of said Lot 3 through the following courses:

N00°01'48"E 158.49 feet to the beginning of a curve, tangent at its point of beginning, concave to the southeast with a chord of 61.92 feet and having a radius of 70.00 feet; thence northeasterly along said curve through a central angle of 52°30'00" an arc distance of 64.14 feet; thence N52°31'48"E 34.48 feet; thence S89°54'53"E 202.28 feet; thence S00°04'20"W 234.33 feet; thence S89°55'12"W 256.85 feet to the POINT OF BEGINNING.

Containing 58,980.28 square feet or 1.35 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

**LEGAL DESCRIPTION
CITY OF AZUSA REDEVELOPMENT AGENCY
CENTRAL BUSINESS DISTRICT - EIGHTH AMENDMENT
AREA NO. 15**

ASSESSOR'S REFERENCE: 8621-024-012

A parcel of land in the City of Azusa, County of Los Angeles, State of California, being a portion of Record of Survey 76-44, records of said County, described as follows:

Commencing at the intersection of the centerlines of Azusa Avenue and Azusa Avenue (formerly Leton Avenue), as said intersection is shown on said Record of Survey; thence N35°36'54"E 85.92 feet to the most southerly corner of Parcel 1 of said Record of Survey, said point being the POINT OF BEGINNING; thence along the westerly, northerly, easterly, and southerly lines of said Parcel 1 through the following courses:

N00°01'48"E 144.98 feet to the beginning of a curve, tangent at its point of beginning, concave to the southeast with a chord of 35.37 feet and having a radius of 25.00 feet; thence northeasterly along said curve through a central angle of 90°03'19" an arc distance of 39.29 feet; thence S89°54'53"E 79.98 feet to the beginning of a curve, tangent at its point of beginning, concave to the southwest with a chord of 35.36 feet and having a radius of 25.00 feet; thence southeasterly along said curve through a central angle of 90°00'00" an arc distance of 39.27 feet; thence S00°05'07"W 9.47 feet to the beginning of a curve, tangent at its point of beginning, concave to the northwest with a chord of 64.07 feet and having a radius of 72.50 feet; thence southwesterly along said curve through a central angle of 52°26'41" an arc distance of 66.36 feet; thence S52°31'48"W 128.07 feet to the POINT OF BEGINNING.
Containing 15,154.33 square feet or 0.35 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me or under my direction from record sources.

Lewis Soloff P.L.S. 5344, Expires 12/31/03

LEGAL DESCRIPTION OF MERGED PROJECT AREA

Exhibit "B-3"

West End Redevelopment Project Area

**LEGAL DESCRIPTION
WEST END REDEVELOPMENT PROJECT**

That portion of the City of Azusa, County of Los Angeles, State of California consisting of two parcels described as follows:

Parcel No. 1

Beginning at the intersection of easterly line of Jackson Avenue (60 feet wide) and the northerly line of Gladstone Street (80 feet wide), said point being on the City of Azusa boundary; thence northwesterly along said easterly line of Jackson Avenue to the southerly line of Paramount Avenue (80 feet wide); thence northeasterly along said southerly line of Paramount Avenue to the southerly projection of the centerline of Virginia Avenue (60 feet wide); thence northwesterly along the southerly projection, centerline, and the northerly projection of said Virginia Avenue, 2583.2 feet to a line parallel with and 100.0 feet southerly of the south line of Tract 10660 recorded in M.B. 164 Pages 13 & 14 in the Office of the Recorder of said County; thence S 89° 51' 20" W 305.0 feet along last mentioned parallel line to the easterly line of Aspan Avenue (50 feet wide); thence N 0° 08' 40" W 119.0 feet along the easterly line of said Aspan Avenue to the easterly projection of the northerly line of lot x of said Tract 10660; thence S 89° 51' 20" W 660.0 feet along said easterly projection and said northerly line of lot x to the easterly line of Coney Avenue (50 feet wide); thence N 0° 08' 40" W 311.0 feet along the easterly line of said Coney Avenue to the northerly line of Third Street (60 feet wide); thence S 89° 51' 20" W 255.0 feet to the westerly line of lot 165 of said tract 10660; thence N 0° 08' 40" W 137.0 feet along the westerly line of said lot 165 to the southerly line of lots 137 and 138 of said tract 10660; thence S 89° 51' 20" W 100.0 feet along the southerly line of said lots 137 and 138 to the westerly line of said lot 137; thence N 0° 08' 40" W 635.8 feet along the westerly line of said lot 137 and its northerly projection to the southerly line of the Route 210 Freeway (Foothill Freeway); thence southeasterly along said southerly line of the Route 210 Freeway to the easterly line of Coney Avenue (50 feet wide); thence N 0° 08' 40" W along the easterly line of said Coney Avenue to the southerly line of Fifth Street (60 feet wide); thence N 89° 51' 20" E 1,160.0 feet along the southerly line of said Fifth Street to the easterly line of Virginia Street (60 feet wide); thence N 0° 08' 40" W 973.0 feet to the northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad (100 feet wide); thence N 69° 22'

20" E 2,542.7 feet along the northerly line of said Atchison, Topeka and Sante Fe Railroad right-of-way to the easterly line of Angeleno Avenue (80 feet wide); thence northerly along the easterly line of said Angeleno Avenue 421.8 feet to the easterly projection of the southerly line of lot 8 Block 23 Azusa M.B. 15 pages 93 thru 96 recorded in the Office of the Recorder of said County; thence N 89° 21' 15" W 230.0 feet along the southerly line of said lot 8; thence northerly 540.0 feet along the westerly line of lots 1 thru 8 of said Block 23 and their northerly projection to the northerly line of Crescent Drive (60 feet wide); thence westerly and northwesterly along the northerly line of said Crescent Drive to the easterly line of Vernon Avenue (71.5 feet wide); thence north along the easterly line of said Vernon Avenue to easterly projection of the northerly line of Tenth Street (60 feet wide); thence N 89° 53' 10" W 2402.4 feet along said easterly projection and the northerly line of said Tenth Street to the centerline of Todd Avenue (70 feet wide); thence northeasterly along the centerline of said Todd Avenue to the centerline of Sierra Madre Avenue (100 feet wide); thence east along the northerly lines of lots 20 and 35 of Subdivision No. 2 Azusa Land and Water Co. recorded in M.B. 43 page 94 recorded in the Office of the Recorder of said County 1874.1 feet to the easterly line of the Rancho Azusa de Duarte R.S. 85, pages 3 thru 5 recorded in the Office of the Recorder of said County; thence S 38° 50' 26" W 1,027.2 feet along last mentioned easterly line to the City of Azusa City Boundary being the north line of the Pacific Electric Railway Company right-of-way (abandoned)(100 feet wide); thence southeasterly, southwesterly, southwesterly, southeasterly, northeasterly along the City of Azusa boundary to the point where the boundary angles southerly along the easterly boundary of Ayon Avenue also being on the northerly line of said Gladstone Street; thence continuing northeasterly along the northerly line of said Gladstone Street to the point of beginning.

Except

Area 15 of the second amendment to the Redevelopment Plan for the Azusa Central Business District Redevelopment Project described as follows:

That portion of Lot 42, 54 and 55 of Subdivision No. 2 Azusa Land and Water Company in the City of Azusa, County of Los Angeles, State of California, as per map recorded in Book 43, Page 94 of Maps in the Office of the County Recorder of said County described as follows:

Beginning at the northwest corner of the intersection of the westerly right-of-way line of

Vernon Avenue (65 feet wide) and the northerly right-of-way line of 8th Street (30 feet wide); thence westerly along the northerly right-of-way line of 8th Street 963.0 feet more or less to a point, said point being the intersection of the northerly right-of-way line of 8th Street and the easterly right-of-way line of Georgia Place (30 feet wide); thence northerly along said easterly right-of-way line of Georgia Place 35.64 feet to the southerly lot line of Lot 55 of Subdivision No. 2 Azusa Land and Water Company; thence westerly 1,246.29 feet more or less along the southerly lot lines of Lots 42 and 55 of Subdivision No. 2 Azusa Land and Water Company, to a point, said point being on the easterly right-of-way line of Loren Avenue (60 feet wide); thence northerly along said easterly right-of-way line of Loren Avenue 60 feet; thence easterly 263.40 feet along a line parallel to and 60 feet from the northerly line of Lot 2 of Tract No. 14072 in the City of Azusa, as shown on a map recorded in Book 282, Pages 20 and 21 of Maps in the Office of the Los Angeles County Recorder; thence due north 1,000.0 feet more or less to a point, said point being on the southerly right-of-way line of the Southern Pacific Transportation Company right-of-way (100 feet wide); thence southeasterly along said southerly right-of-way line to its intersection with the westerly right-of-way line of Vernon Avenue (65 feet wide); thence southerly along said westerly right-of-way line through all its various courses to the Point of Beginning.

Parcel No. 2

Beginning at the N.W. Cor. Sec. 22, T.1N. R.10E. S.B.M., said point being on the City of Azusa boundary; thence N 89° 51' E 2,597.10 feet more or less along City of Azusa boundary to the N.E. Cor. of N.E. $\frac{1}{4}$, N.W. $\frac{1}{4}$ of Sec. 22; thence southerly 1,320.0 feet more or less to the S.E. Cor. of the N.E. $\frac{1}{4}$, N.W. $\frac{1}{4}$ of Sec. 22; thence westerly 1,937.0 feet more or less to the S.E. Cor. of S.W. $\frac{1}{4}$, N.W. $\frac{1}{4}$, N.W. $\frac{1}{4}$ of Sec. 22; thence southerly 1,980.0 feet more or less to the S.E. Cor. of N.W. $\frac{1}{4}$, N.W. $\frac{1}{4}$, S.W. $\frac{1}{4}$ of Sec. 22; thence westerly 660.0 feet more or less to the S.W. Cor. of N.W. $\frac{1}{4}$, N.W. $\frac{1}{4}$, S.W. $\frac{1}{4}$ of Sec. 22; thence northerly 660.0 feet more or less to the N.W. Cor. of N.W. $\frac{1}{4}$, S.W. $\frac{1}{4}$ of Sec. 22; thence westerly 1,328.0 feet more or less to the S.W. Cor. of S.E. $\frac{1}{4}$, N.W. $\frac{1}{4}$ of Sec. 21; thence northerly 2,640.0 feet more or less to the N.W. Cor. of N.E. $\frac{1}{4}$, N.E. $\frac{1}{4}$ of Sec. 21, said point being on the City of Azusa boundary; thence N 89° 51' E 1,328.14 feet along the City of Azusa boundary to the point of beginning.

EXHIBIT "C"

Merged Central Business District and West End Redevelopment Projects

NON-RESIDENTIAL PROPERTIES SUBJECT TO ACQUISITION BY EMINENT DOMAIN

CENTRAL BUSINESS DISTRICT PROJECT

Existing Project Area

1. Assessor Parcel No. 8611-003-800, commonly known as 604 N. Azusa Avenue
2. Assessor Parcel No. 8611-003-801, an unimproved property
3. Assessor Parcel No. 8611-003-018, an unimproved property
4. Assessor Parcel No. 8611-004-034, commonly known as 100 W. Foothill Boulevard
5. Assessor Parcel No. 8611-004-035, commonly known as 150 W. Foothill Boulevard
6. Assessor Parcel No. 8611-003-006, commonly known as 100 E. Foothill Boulevard
7. Assessor Parcel No. 8611-003-035, commonly known as 638 N. Azusa Avenue
8. Assessor Parcel No. 8611-003-041, commonly known as 152 E. Foothill Boulevard
9. Assessor Parcel No. 8608-024-002, commonly known as 809 N. Azusa Avenue
10. Assessor Parcel No. 8608-024-006, commonly known as 800 N. San Gabriel Avenue

Eighth Amendment Areas

1. Assessor Parcel No. 8608-024-004, commonly known as 150 E. 9th Street
2. Assessor Parcel No. 8611-001-046, commonly known as 444 E. Foothill Boulevard
3. Assessor Parcel No. 8612-003-013, commonly known as 624 N. Pasadena Avenue
4. Assessor Parcel No. 8612-003-014, commonly known as 628 N. Pasadena Avenue
5. Assessor Parcel No. 8612-003-025, commonly known as 518 E. Foothill Boulevard
6. Assessor Parcel No. 8612-003-026, commonly known as 534 E. Foothill Boulevard
7. Assessor Parcel No. 8612-003-032, an unimproved property
8. Assessor Parcel No. 8612-003-033, an unimproved property
9. Assessor Parcel No. 8624-021-015, an unimproved property
10. Assessor Parcel No. 8624-021-016, commonly known as 330 N. Fenimore Avenue
11. Assessor Parcel No. 8611-021-017, an unimproved property
12. Assessor Parcel No. 8611-021-018, commonly known as 890 E. Alosta Avenue
13. Assessor Parcel No. 8621-024-001, commonly known as 17511 E. Arrow Highway
14. Assessor Parcel No. 8621-024-002, an unimproved property
15. Assessor Parcel No. 8621-024-017, commonly known as 17525 E. Arrow Highway
16. Assessor Parcel No. 8620-004-005, commonly known as 887 S. Azusa Avenue
17. Assessor Parcel No. 8620-004-015, an unimproved property

Eighth Amendment Areas (cont'd.)

18. Assessor-Parcel No. 8620-004-016, commonly known as 859 S. Azusa Avenue
19. Assessor Parcel No. 8620-004-020, commonly known as 877 S. Azusa Avenue
20. Assessor Parcel No. 8620-004-021, commonly known as 155 W. Arrow Highway
21. Assessor Parcel No. 8621-024-012, commonly known as 710 S. Azusa Avenue

WEST END PROJECT

- Assessor Parcel No. 8616-001-408, an unimproved property commonly known as Kincaid Pit

EXHIBIT "D"

Merged Central Business District and West End Redevelopment Projects

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

CENTRAL BUSINESS DISTRICT PROJECT

Central Business District Redevelopment Project Area (Including areas added by Amendment Nos. 1, 2, 3, and 5)

- Construction of garage structures, public kiosks, and pedestrian plazas
- Street and streetscape improvements, including street widening, traffic and street lights, street furniture, sidewalks, landscaping and trees, kiosks and similar structures
- Construction and installation storm drain and sewer systems, gas delivery systems, electrical systems, and communication systems

Eighth Amendment Areas

- Installation and construction of bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas

WEST END REDEVELOPMENT PROJECT


- Widening and reconstruction of the following streets:
Ninth Street, Vernon Avenue to Angeleno Avenue
Eighth Street, Coney Avenue/Miller Avenue to Vernon Avenue
Industrial Street, Coney Avenue/Miller Avenue to Vernon Avenue
Frontage Road, north of Foothill Boulevard, east of McKeever Avenue
Aerojet Avenue, south of Optical Drive
- Storm drain construction on the following streets:
Fifth Street, west of Virginia Avenue
Foothill Boulevard, west of Todd Avenue
Todd Avenue, north of Foothill Boulevard
Corey Avenue, north of Foothill Boulevard to Tenth Street
- Construction of pedestrian walkways, bikeways, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, water distribution systems, parks, plazas, and playgrounds, as necessary throughout the Project Area

Note: This list of public improvements and facilities is for planning purposes, and shall not be deemed a limitation on the Redevelopment Agency's authority to implement this Redevelopment Plan.

ANALYSIS

This ordinance adds Section 2.60.610 to Part 10 of Chapter 2.60 of the Los Angeles County Code, giving final approval to the Azusa Redevelopment Agency's Merged Project Areas redevelopment plan. The Board of Supervisors previously authorized the Agency to plan the exercise of jurisdiction over three unincorporated parcels contiguous to the Agency redevelopment areas.

LLOYD W. PELLMAN
County Counsel

By 
THOMAS M. TYRRELL
Principal Deputy County Counsel
Special Services Division

TMT:er
11/06/03 (Requested)

ORDINANCE NO. _____

An ordinance adding Section 2.60.610 to Chapter 2.60 – Community Redevelopment Agency of Title 2 - Administration of the Los Angeles County Code, relating to the Azusa Redevelopment Agency.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 2.60.610 is hereby added to read as follows:

2.60.610 Approval of redevelopment plan.

A. The county reaffirms the findings, determinations and authorization found in Section 2.60.560 and Section 2.60.580.

B. The county approves the Amendment to the Redevelopment Plan for the Merged Project Area adopted by the City of Azusa on October 6, 2003 by Ordinance No.03-06, which includes the redevelopment of county territory contiguous to the territorial boundaries of the city.

[260610TTCOC]

**AMENDMENT NO. 1
TO AGREEMENT FOR REIMBURSEMENT
OF TAX INCREMENT FUNDS
(REDEVELOPMENT PLAN FOR THE AZUSA WEST END REDEVELOPMENT PROJECT)**

THIS FIRST AMENDMENT TO AGREEMENT FOR REIMBURSEMENT OF TAX INCREMENT FUNDS ("First Amendment") is made and entered into this 16th day of December 2003, by and among the Azusa Redevelopment Agency ("Agency"), the City of Azusa ("City"), and the County of Los Angeles ("County"),

WITNESSETH:

WHEREAS, on November 28, 1983, the City adopted Ordinance Number 2196 approving and adopting the Redevelopment Plan ("West End Redevelopment Plan") for the West End Redevelopment Project Area ("West End Project Area"); and

WHEREAS, on April 17, 1984, the City, the Agency and the County entered into an Agreement for Reimbursement of Tax Increment Funds ("Agreement"). Unless otherwise defined in this First Amendment, all initially capitalized terms used shall have the same meaning as in the Agreement; and

WHEREAS, the Agreement provides, in part, that the City and/or Agency shall not amend the West End Redevelopment Plan in any respect which affects the tax increment generated in the West End Project Area without prior written approval of the County Board of Supervisors; and

WHEREAS, on November 7, 1989, the City adopted Ordinance Number 2382 approving the merger of the West End Project Area and the Agency's Central Business District Redevelopment Project Area (the "CBD Project Area"); and

WHEREAS, on October 6, 2003, the City adopted Ordinance No. 03-06 which, among other things, replaced the separate redevelopment plans for the West End Project Area and the CBD Project Area with one (1) amended and restated redevelopment plan for the West End Project Area and the CBD Project Area ("Amended and Restated Redevelopment Plan"); and

WHEREAS, the Agency has proposed to amend the Amended and Restated Redevelopment Plan to, among other things, restate the limitation on the receipt of tax increment dollars from the West End Project Area and the CBD Project Area as a single limit of One Hundred Fourteen Million Nine Hundred Thirty-One Thousand Seventy-Five Dollars (\$114,931,075); and

WHEREAS, pursuant to the Agreement, the City and Agency have requested the County's approval of the proposed amendment to the Amended and Restated Redevelopment Plan;

NOW THEREFORE, for and in consideration of the foregoing, the parties do hereby agree as follows:

1. Paragraph 4 of the Agreement shall be deleted in its entirety and replaced with the following:

"The total amount of tax increment allocated and paid to the Agency, from the Project Area and the Central Business District Redevelopment Project Area collectively, shall not exceed One Hundred Fourteen Million Nine Hundred Thirty-One Thousand Seventy-Five Dollars (\$114,931,075) and no portion of tax increment revenues distributed and paid to

the County taxing entities shall be counted toward such total. The full allocation of tax increment revenues generated by the application of any tax rates levied for the purpose of paying voter approved indebtedness shall continue to be allocated to the Agency pursuant to Health and Safety Code Section 33670 and shall be counted toward such total."

2. All other provisions of the Agreement shall remain in full force and effect. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement and that the Agreement is currently an effective, valid and binding obligation.
3. The County approves the Agency's proposed amendment to the Amended and Restated Redevelopment Plan and this document shall serve as County's express written approval required by the Agreement.

IN WITNESS THEREOF, the Azusa Redevelopment Agency, the City of Azusa and the County of Los Angeles have caused this Agreement to be executed on their behalf by their duly authorized representatives.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on the date first herein above written.

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[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on the date first herein above written.

"City":

CITY OF AZUSA, a municipal corporation

By: 

Name: Cristina Madrid

Title: Mayor

"Agency"

THE REDEVELOPMENT AGENCY OF THE CITY OF
AZUSA, a public body, corporate, and politic

By: 

Name: Rick Cole

Title: City Manager

"County":

COUNTY OF LOS ANGELES

By: _____

Chair, Board of Supervisors

ATTEST:

VIOLET VARONA-LUKENS
Executive Officer-Clerk
of the Board of Supervisors

By _____

APPROVED AS TO FORM:

Lloyd W. Pellman
County Counsel

By: 

Thomas M. Tyrrell
Principal Deputy County Counsel